



169 High Street, Hook, Goole, DN14 5PL

£235,000

EPC: D

This delightful period two bedroom detached cottage is located in the village of Hook and includes many modern fixtures and fittings whilst retaining some original features. The property has the added benefit of a block paved driveway to the side for two vehicles and an enclosed rear garden. The property is a must view to appreciate the open views to the rear and also the character and charm on offer with this beautiful cottage.

- Delightful period detached cottage
- Two double bedrooms
- Extended to the ground floor
- Village location
- Countryside views to the rear
- Modern fitted kitchen with integrated appliances
- Modern four piece bathroom suite
- Block paved driveway for two vehicles
- Enclosed rear garden with lawn and timber decked seating area
- Viewing highly recommended

#### DESCRIPTION

This delightful detached cottage incorporates gas central heating and uPVC double glazing and offers two bedroom accommodation comprising;

#### SIDE ENTRANCE HALL

12'7" x 2'11"

Composite entrance door.

#### DINING KITCHEN

12'4" x 12'0"

A range of modern fitted base and wall units having oak worktops with matching upstands and tiled surrounds. The units incorporate a Belfast sink, a four ring gas hob and a cooker hood over. Integrated appliances include a double oven, dishwasher and a fridge freezer. Plumbing for an automatic washing machine. Breakfast bar. Tiled floor. uPVC French doors lead into the rear garden.

#### LOUNGE

13'5" x 11'10"

An exposed brick chimney recess with a timber mantle housing a multi-fuel burner. Beams to the ceiling. One central heating radiator.

#### HALL

13'10" x 6'2"

Stairway leading to the first floor. Under stairs storage cupboard. Beams to the ceiling. One central heating radiator.

#### BATHROOM

13'10" x 6'7"

A modern white suite comprising a bath tub, a shower cubicle with a mains fed shower over and a vanity unit housing the wash hand basin and low flush WC with storage under. Tiled walls. Storage cupboard. Laminate flooring.

#### LANDING

2'11" x 10'0"

#### BEDROOM ONE

13'6" x 13'3"

One window and one circular feature window to the rear elevation. with fantastic views over open countryside. Exposed brick chimney breast wall. Beams to the ceiling. One central heating radiator.

#### BEDROOM TWO

13'5" x 9'6" max

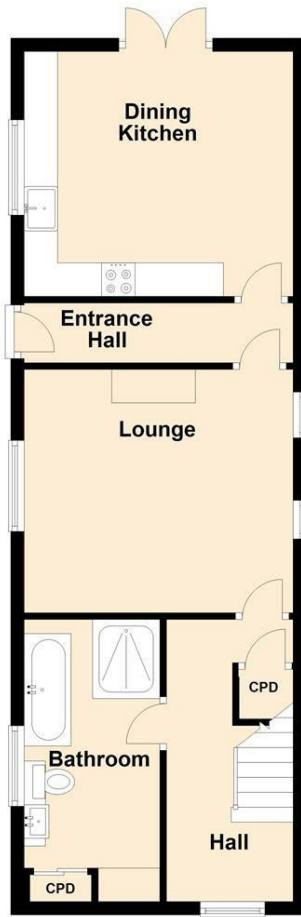
Two windows to the front elevation. Exposed brick chimney breast wall. Recessed storage cupboard housing the gas central heating boiler. Laminate flooring. Loft access. One central heating radiator.

#### GARDENS

To the side of the property there is a block paved driveway which provides off street parking for two vehicles. A timber gate provides access into the rear garden.

To the rear of the property there is a fully enclosed garden which is mainly laid to lawn with a raised timber decked seating area. The rear garden adjoins open fields.

**Ground Floor**



**First Floor**

