



5 South View, Hook, Goole, DN14 5NP

£225,000

EPC: E

This beautifully presented three bedroom semi detached house is located in a small cul-de-sac in the heart of the village of Hook, within walking distance of the primary school and local amenities, making this a fantastic family home. The property has open plan living and a modern feel throughout, and a viewing is highly recommended to appreciate the property and location on offer.

- Beautifully presented semi detached house
- Three bedrooms
- Open plan living
- Modern fitted kitchen with separate utility room and pantry
- Ground floor WC
- Ideal family home
- Within walking distance of the primary school and amenities
- Enclosed rear garden with decking and lawn
- Gravelled driveway to the front
- Viewing highly recommended

DESCRIPTION

This beautiful family home incorporates gas central heating and uPVC double glazing and offers three bedroom accommodation comprising;

ENTRANCE HALL

6'4" x 12'2"

Composite entrance door. Stair way leading to the first floor. Under stairs storage cupboard. Ceramic tiled floor. One central heating radiator.

KITCHEN

11'8" x 11'7"

A modern range of fitted base units having grey high gloss fronts and Quartz worktops. The units incorporate a black one and a half bowl single drainer sink, a four ring ceramic hob with an electric oven under and a stainless steel splash back and cooker hood over. Integrated dishwasher. Breakfast bar. Engineered oak flooring. One central heating radiator.

LIVING/DINING ROOM

11'7" x 18'4"

Open plan with the kitchen with engineered oak flooring to match. Decorative chimney recess. uPVC sliding patio doors lead into the rear garden. One central heating radiator.

REAR LOBBY

9'9" x 2'9"

uPVC doors provide access to the side and rear of the property. Timber effect laminate flooring.

PANTRY

2'9" x 8'0"

Timber effect laminate flooring.

UTILITY ROOM

7'9" x 5'9"

A range of fitted base and wall units to match the kitchen with laminated worktops. Plumbing for an automatic washing machine. Timber effect laminate flooring. One central heating radiator.

W.C.

6'2" x 2'5"

A modern white suite comprising a wash hand basin and a low flush WC. Timber effect laminate flooring. Chrome heated towel rail.

LANDING

10'4" x 2'9"

Loft access with a pull down ladder which is part boarded and houses the gas central heating boiler.

BEDROOM ONE

9'2" x 15'1" max.

To the rear and side elevations. Fitted wardrobe. One central heating radiator.

BEDROOM TWO

10'9" x 9'8"

To the rear elevation. One central heating radiator.

BEDROOM THREE

11'10" x 7'4"

To the front elevation. One central heating radiator.

BATHROOM

7'10" x 4'9"

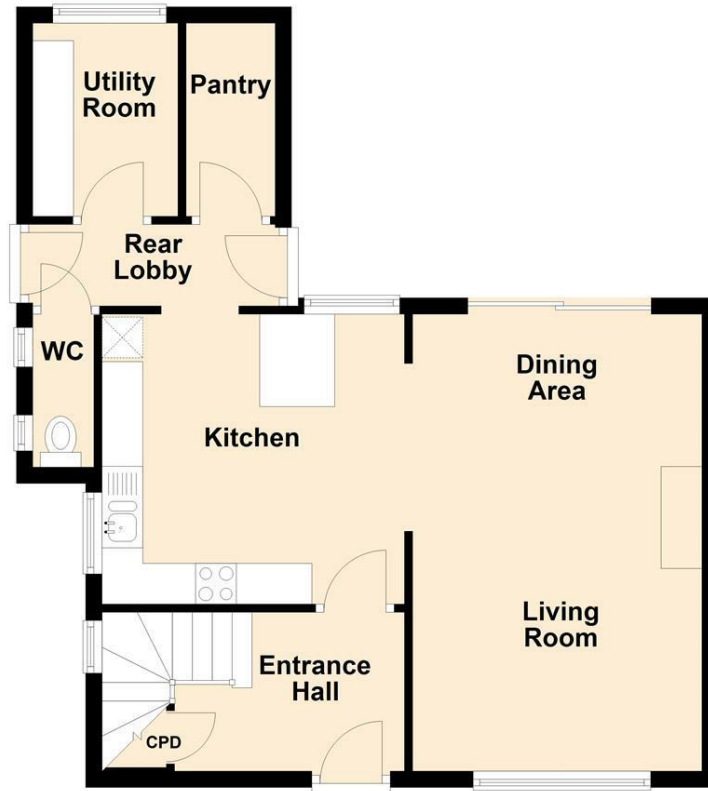
A modern white suite comprising a shower bath with a glass shower screen to the bath side and a mains shower over, a vanity wash hand basin with drawers under and a low flush WC with a tiled surround. Tiled floor. Heated towel rail.

GARDENS

To the front of the property there is a gravelled driveway providing off street parking and a paved pathway which leads to the front entrance door and along the side of the property through a timber gate.

To the rear of the property the garden is fully enclosed and laid to lawn with a timber decked seating area. Raised flower bed. Timber garden shed.

Ground Floor



First Floor



