



31 High Street, Hook, Goole, DN14 5NU

£180,000

EPC: D

This quaint semi detached cottage offers two double bedrooms and is set back from the High Street providing a driveway to the front for two cars and a lawned garden. The property would make a fantastic starter property or a home for a young family and a viewing is highly recommended to fully appreciate the location and the size of the accommodation on offer.

- Quaint semi detached cottage
- Two double bedrooms
- Parking for two cars at the front
- Lawned gardens to the front and rear
- Sitting room with multi fuel burner
- Separate dining area
- Modern fitted kitchen with integrated appliances
- Ground floor bathroom
- Ideal starter home
- Viewing highly recommended

DESCRIPTION

This quaint two bedroom cottage incorporates timber double glazed windows, gas central heating and oak Suffolk latch doors and offers accommodation comprising;

ENTRANCE PORCH

3'9" x 3'6"

Timber stable style entrance door. Glazed door into the sitting room.

SITTING ROOM

12'4" x 12'6"

Inglenook style fireplace housing a multi fuel burner with a stone hearth. Timber effect laminate flooring. One central heating radiator.

DINING ROOM

5'4" x 12'1"

Open plan with the sitting room. Timber effect laminate flooring. One central heating radiator.

KITCHEN

12'4" x 7'5"

A modern range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring ceramic hob with a stainless steel cooker hood over and a double electric oven under. Integrated appliances include a fridge freezer, a dishwasher and a washing machine. Timber effect laminate flooring. One central heating radiator.

LOBBY

7'6" x 3'9"

Large storage cupboard housing the gas central heating boiler. Timber glazed door leads into the rear garden.

BATHROOM

6'8" x 5'11"

A white suite comprising a bath with a mains fed shower over and a glass shower screen to the bath side, and a wash hand basin and low flush WC inset into a vanity unit with storage under. Tiled walls. Heated towel rail.

LANDING

2'7" x 3'0"

BEDROOM ONE

12'1" x 15'1"

To the front elevation. Period cast iron fire grate. Recessed double wardrobe with oak doors. Loft access. One central heating radiator.

BEDROOM TWO

10'5" x 15'5" max.

To the rear elevation. One central heating radiator.

STORE

3'1" x 4'3"

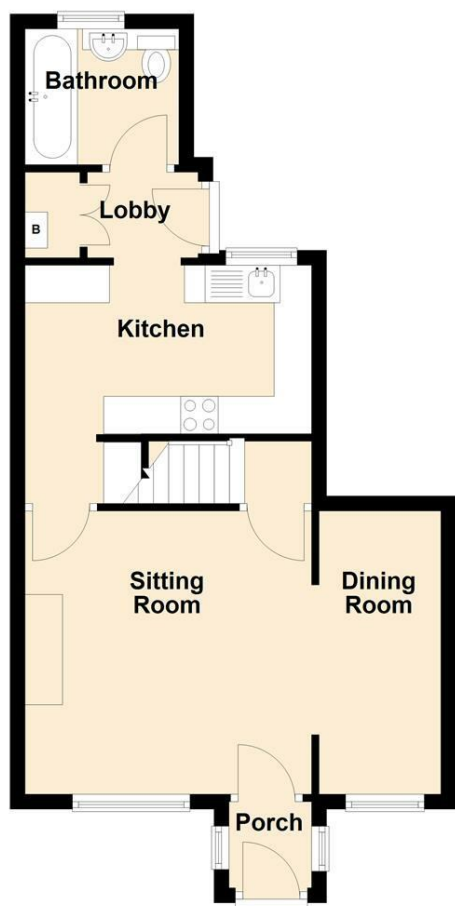
Brick built garden store.

GARDENS

To the front of the property there is a driveway providing off street parking for two vehicles. A paved pathway leads to the front entrance door and extends to a small seating area to the immediate front of the property, there is also a lawned garden with mature trees.

To the rear of the property there is a fully enclosed garden with a paved pathway and a raised lawned area. Brick built garden store.

Ground Floor



First Floor

