



5 Garth Lane, Hook, Goole, DN14 5NW

£285,000

EPC: D

This mature semi detached house has been extended to create a substantial family home. Located in the village of Hook with views to the rear over open fields, the property offers four bedroom accommodation, two reception rooms, dining kitchen, utility room and two bathrooms. The property also benefits from off street parking to the front and a further driveway to the side and a good size rear garden with a brick built detached store. A viewing is highly recommended to appreciate the potential on offer.

- Mature semi detached house
- Four bedrooms
- Extended to create a substantial family home
- Popular village location
- Parking for numerous vehicles
- New boiler installed 2025
- Ground floor wet room and first floor bathroom
- Good size rear garden
- Ideal family home
- Viewing recommended

DESCRIPTION

This extended semi detached house incorporates gas central heating (new boiler 2025) and uPVC double glazing and offers substantial four bedroom accommodation comprising;

ENTRANCE HALL

8'9" x 19'1" max

uPVC entrance door. Stair way leading to the first floor. Under stairs storage cupboard. Coving to the ceiling. One central heating radiator.

LOUNGE

12'2" x 15'1" max.

A fire surround and hearth with an open fire grate. Coving to the ceiling. One central heating radiator.

DINING KITCHEN

22'4" x 12'0"

A range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a single drainer sink and glass display cabinets. Chimney recess housing the double width electric oven with gas hob. A further chimney recess housing a log burner effect gas fire. Breakfast bar. Timber effect laminate flooring. One central heating radiator. Open aspect to the sun room.

SUN ROOM

16'2" x 10'3"

Cast iron fire grate. Tiled floor. One vertical central heating radiator. uPVC French doors lead into the rear garden.

UTILITY ROOM

7'3" x 7'10"

uPVC glazed door provides access to the rear of the property. A fitted base unit with a laminated worktop and plumbing for an automatic washing machine under. Storage cupboard housing the gas central heating boiler (installed 2025).

WET ROOM

9'9" x 3'8"

A mains fed shower and a white vanity wash hand basin with storage under and a low flush WC. Tiled walls and floor. Chrome heated towel rail.

LANDING

22'11" x 8'10" max. plus 20'1" x 3'6" max.

Storage cupboard. Loft access. Coving to the ceiling. Two central heating radiators.

BEDROOM ONE

11'8" x 12'4"

To the side elevation. Fitted wardrobes and drawers. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

11'8" x 12'2"

To the front elevation. Wardrobes along one wall. Coving to the ceiling. One central heating radiator.

BEDROOM THREE

9'6" x 8'1"

To the rear elevation. Coving to the ceiling. One central heating radiator.

BEDROOM FOUR

6'11" x 8'7"

To the rear elevation. Coving to the ceiling. One central heating radiator.

BATHROOM

5'0" x 8'1"

A three piece suite comprising a corner bath, wash hand basin and a low flush WC. Walls tiled to half height. One central heating radiator.

GARDEN STORE

14'2" x 12'4"

A brick built detached garden store located at the bottom of the garden with double timber doors. Light and power.

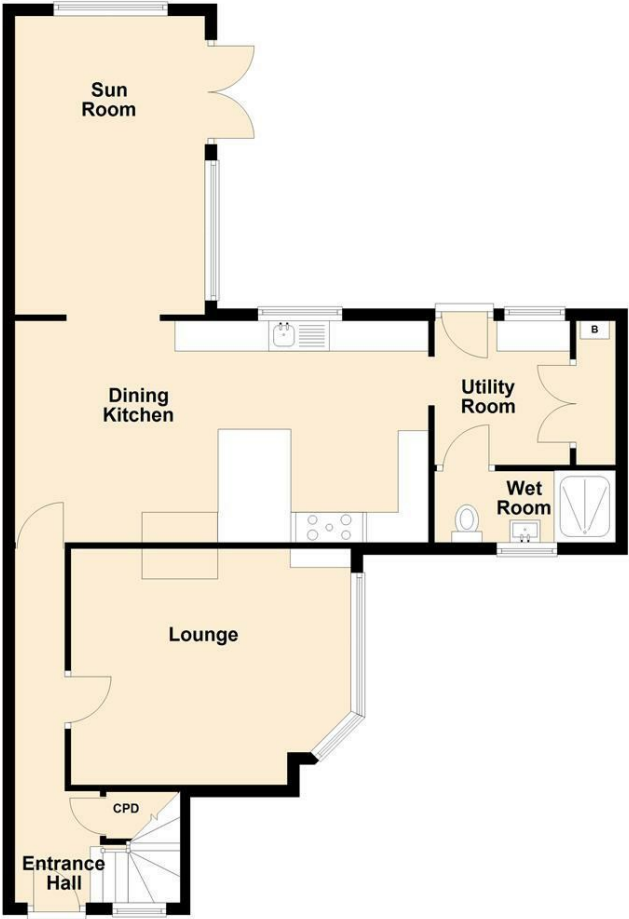
GARDENS

To the front of the property there is a gravelled driveway with parking for two vehicles. A block paved pathway leads to the front entrance door and extends along the front and side of the property to the rear garden through a timber garden gate.

To the side of the property there is a further driveway which extends the full length of the plot for further off street parking if required.

To the rear of the property the garden is laid to lawn with a paved seating area to the immediate rear. A timber gate provides access to the additional driveway to the side of the property. A block paved pathway matching the one to the front leads down to the bottom of the garden to the brick built detached garden store. Various mature trees. Over looks farmland to the rear.

Ground Floor



First Floor



