



Mandavale High Street, Hook, Goole, DN14 5NY

£295,000

EPC:

This substantially extended semi detached house is located in the heart of the village of Hook. The property would make an excellent family home and offers four bedrooms, with an en-suite to the master and good size living accommodation which includes three reception rooms and a modern fitted breakfast kitchen. Outside there are gardens to the front and rear, with a double garage and parking for multiple vehicles. A viewing is highly recommended to fully appreciate the property on offer.

- Extended semi detached house
- Four bedrooms (one with en-suite facilities)
- Three receptions rooms
- Modern fitted kitchen with integrated appliances
- Utility room and WC
- Double garage
- Ideal family home
- Fully enclosed rear garden
- Driveway providing off street parking for multiple vehicles
- Viewing highly recommended

DESCRIPTION

This extended semi detached house incorporates gas central heating, uPVC double glazing, modern fixtures and fittings and oak internal doors and offers four bedroom family accommodation comprising;

DINING ROOM

14'3" x 10'7"

Composite entrance door. Stair way to the first floor with a glass balustrade. Free standing log burner. Porcelain floor. Coving to the ceiling. One central heating radiator.

LOUNGE

14'0" x 20'7" max.

A tiled fire surround and hearth housing a log burner. Double doors lead into the snug/bar. Wood veneer flooring. Coving to the ceiling. One central heating radiator.

SNUG/BAR

5'9" x 14'9"

Brick built bar with shelving and pumps. Beams to the ceiling. Timber effect laminate flooring. uPVC French doors lead into the rear garden.

BREAKFAST KITCHEN

15'8" x 12'0"

A modern range of fitted base and wall units with grey high gloss fronts having laminated worktops and matching upstands. The units incorporate a black one and a half bowl single drainer and a Bosch cooker hood. Integrated fridge freezer. A matching breakfast bar with cupboards under and a laminated worktop. Tiled floor. Coving to the ceiling. One central heating radiator.

UTILITY ROOM

5'4" x 11'11" max.

A fitted base and wall unit having a laminated worktop and tiled work surrounds. Plumbing for an automatic washing machine. Tiled floor. Coving to the ceiling. One central heating radiator. Internal door into the double garage. uPVC part glazed door to the rear garden.

W.C.

3'4" x 5'7"

A modern white suite comprising a wash hand basin and low flush WC. Tiled floor. One central heating radiator.

LANDING

9'2" x 6'0"

Loft access. Coving to ceiling.

MASTER BEDROOM

12'9" x 14'4"

The measurements plus the entrance area. To the front and rear elevations. A comprehensive range of fitted bedroom furniture to include wardrobes, over head storage cupboards, drawers, cupboards and a dressing table. Two walk in wardrobes. Two central heating radiators.

EN-SUITE SHOWER ROOM

4'1" x 10'11"

A shower cubicle with a mains fed shower and a vanity unit housing a wash hand basin with storage cupboards. Chrome heated towel rail.

BEDROOM TWO

11'1" x 11'8"

To the front elevation. Fitted wardrobes. Coving to the ceiling. One central heating radiator.

BEDROOM THREE

8'0" x 8'5"

To the rear elevation. Timber effect laminate flooring. One central heating radiator.

BEDROOM FOUR

5'1" x 9'4"

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

BATHROOM

7'8" x 7'8"

A white suite comprising a free standing claw foot bath tub, with a shower fitment to the bath taps, a wash hand basin and a low flush WC. Tiled walls and floor. Beams to the ceiling. One central heating radiator.

DOUBLE GARAGE

16'5" x 21'4" max.

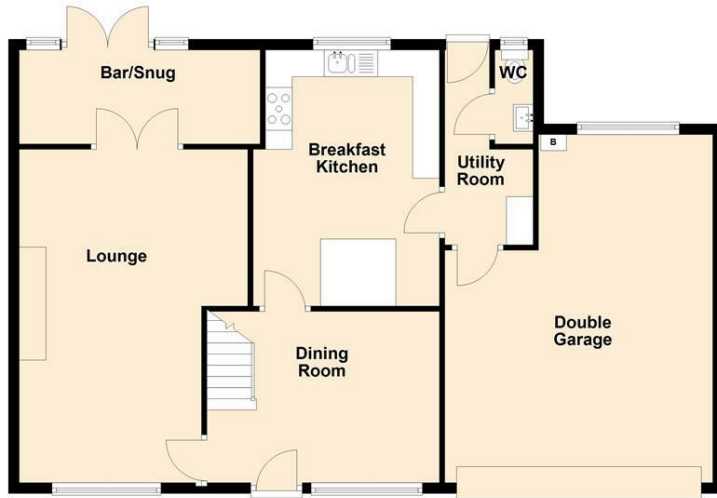
An integral double garage with a metal up and over door. Wall mounted gas central heating boiler. Light and power and water supply.

GARDENS

To the front of the property there is a gravelled driveway providing off street parking for multiple vehicles and access to the garage. The garden is enclosed by a brick garden wall and hedging and features a lawned garden with a block edge.

To the rear of the property there is a fully enclosed garden which is mainly laid to lawn with borders filled with shrubs and bushes. Paved pathway and matching seating area. Outside tap. Timber gate to the side leads onto River Walk.

Ground Floor



First Floor



