



261 Hook Road, Goole, DN14 5LT

£230,000

EPC: D

This well presented detached house is located on Hook Road with fantastic open views to the front. The property offers three bedroom accommodation and would make a fantastic family home. With modern fixtures and fittings, well maintained gardens and the added bonus of a driveway and a garage to the rear, this property is a must view!

- Well presented detached house
- Three bedrooms
- White bathroom suite with bath and separate shower
- Modern fitted kitchen
- Lounge and dining room
- Conservatory
- Fantastic family home
- Well maintained gardens
- Driveway and garage to rear
- Viewing highly recommended

DESCRIPTION

This well presented detached house incorporates gas central heating and uPVC double glazing and offers three bedroom accommodation comprising;

ENTRANCE HALL

6'5" x 16'8"

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

LOUNGE

15'8" x 11'10"

Bow window. A white fire surround with matching inset and hearth housing a living flame gas fire. Coving to the ceiling. One central heating radiator. Archway leads into the dining room.

DINING ROOM

9'10" x 9'1"

Coving to the ceiling. One central heating radiator. uPVC French doors lead into the conservatory.

CONSERVATORY

6'0" x 8'0"

A brick base/uPVC framed conservatory with a uPVC side door that leads into the rear garden.

KITCHEN

9'2" x 9'9"

A range of modern fitted units with laminated worktops and matching upstands. The units incorporate a white ceramic one and half bowl single drainer sink. Cooker hood. Plumbing for an automatic washing machine. uPVC glazed door leads to the side of the property. Coving to the ceiling. One central heating radiator.

LANDING

8'9" x 8'6" max.

Loft access. Airing cupboard housing the gas central heating boiler.

BEDROOM ONE

13'11" x 11'5"

To the front elevation. Fitted bedroom furniture to include wardrobes, overhead storage cupboards, bedside cabinets, glass display shelves and matching drawers. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

9'10" x 11'8"

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

BEDROOM THREE

6'11" x 9'4"

To the front elevation. Over stairs storage cupboard. Coving to the ceiling. One central heating radiator.

BATHROOM

8'5" x 7'2"

A white suite comprising a panelled bath, wash hand basin with storage under, a low flush WC and a bidet. A separate shower cubicle with an electric shower. Walls tiled to half height. Coving to the ceiling. One central heating radiator.

GARAGE

8'6" x 16'7"

A semi detached brick built garage with light and power and a metal up and over vehicular door.

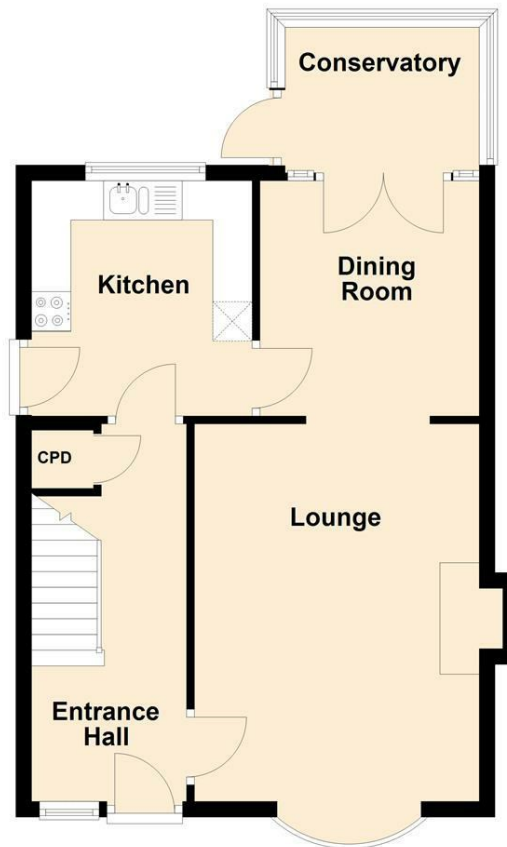
GARDENS

To the front of the property there is a lawned garden with established borders enclosed by hedging and a brick boundary wall to the front. A concrete pathway leads to the front entrance door and extends along either side of the property to provide access to the rear garden via a timber garden gate.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with well stocked borders and raised flower beds. A timber gate to the rear leads onto the driveway and garage with vehicular access provided off Fairfield.

Ground Floor

Approx. 50.1 sq. metres (539.1 sq. feet)



Total area: approx. 95.1 sq. metres (1023.4 sq. feet)

First Floor

Approx. 45.0 sq. metres (484.3 sq. feet)

