



14 Willow Drive  
Hook, DN14 5PX

**Asking Price Of £230,000**

# Property Features

- Extended and much improved Semi-Detached House
- Lounge & Stunning 18' Living Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Brick Workshop & Patio Garden
- Popular Village ideally placed for M62

## Full Description

### THE PROPERTY

Viewing is essential to appreciate this extended and much improved Semi-Detached House being situated in the popular residential Village of Hook which is ideally placed for commuting to Hull, York and Leeds and the M62 Motorway.

The beautifully presented accommodation benefits from stunning 18' Living Kitchen, 3 Bedrooms, brick Workshop, very attractive Patio Garden, and presently comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door, contemporary radiator and leading to:

#### LOUNGE 14' 9" x 14' 6" (4.5m x 4.42m)

Radiator, understairs recess with shelves, staircase to first floor with ornate cast iron balustrading, wall lights and double doors into:

#### STUNNING LIVING KITCHEN 18' 3" x 14' 3" (5.56m x 4.34m)

Extensive range of contemporary units comprising sink unit with boiling hot water tap, base units with worktops having matching upstands and breakfast bar. Built in Oven, Microwave Oven and Induction hob with extractor over. Integrated warming drawer and wine cooler. Part vaulted ceiling with 2 roof lights, contemporary radiator, downlighters and French doors to the rear garden.

### FIRST FLOOR

#### LANDING

This is approached via the impressive spindled staircase from the Lounge and opening from the Landing which has a linen cupboard are:



#### FRONT BEDROOM 11' 0" x 8' 3" (3.35m x 2.51m)

Range of part mirror fronted built in wardrobes with fitted shelves and hanging space. Radiator feature Bedside lights and ornate panelling to wall.

#### FRONT BEDROOM 8' 0" x 6' 0" (2.44m x 1.83m)

Built in desk, shelves, drawers and hanging space. Radiator.

#### REAR BEDROOM 10' 3" x 8' 0" (3.12m x 2.44m)

Contemporary radiator.

#### BATHROOM

White suite comprising panelled in bath, vanity washbasin and low flush WC with concealed cistern. Twin shower heads over bath with side screen. Contemporary radiator and part ceramic tiled walls.

#### TO THE OUTSIDE

Ample OFF STREET PARKING to front and side.

Brick WORKSHOP 17' x 9' with electric roller door to front and power laid on.

Enclosed walled PATIO GARDEN to rear with raised seating and display areas.

#### SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

#### COUNCIL TAX

It is understood that the property is in Council Tax Band B, which is payable to the East Riding of Yorkshire Council.

#### VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMEN

4 Belgravia,  
Goole,  
DN14 5BU

www.townenddegg.co.uk  
sales@townenddegg.co.uk  
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements