

linkagency



93, High Street, Hook, Goole, DN14 5PF
£450,000



- Substantial family home in rural location with superb commuter links
- Easy drive into town with shops and supermarket and fabulous new leisure facilities
- Stylish kitchen inkeeping with the period charm of this house
- Village with convenient shop and two pubs
- Gas central heating
- A substantial characterful property of over 2,700 square feet



Description

Positioned in the heart of Hook on the High Street, this substantial Georgian home, dating back to 1770, offers a unique blend of historical charm and modern living. Originally two separate dwellings, this detached house has been thoughtfully combined to create a spacious and inviting residence, boasting an impressive 2,712 square feet of well-appointed living accommodation.

As you enter, you are greeted by three elegant reception rooms, perfect for entertaining guests or enjoying quiet family evenings. with a stylish modern kitchen, which seamlessly integrates contemporary design with the property's historic character. The home features five generously sized bedrooms, including a master suite complete with a dressing room and a luxurious ensuite bathroom that conveniently connects to a second bedroom via a Jack and Jill arrangement.

The property also includes a delightful conservatory, a games room, and a practical utility room, ensuring that every aspect of family life is catered for. Outside, the expansive grounds provide ample space for outdoor activities, with parking available for several cars and the added benefit of a double garage.

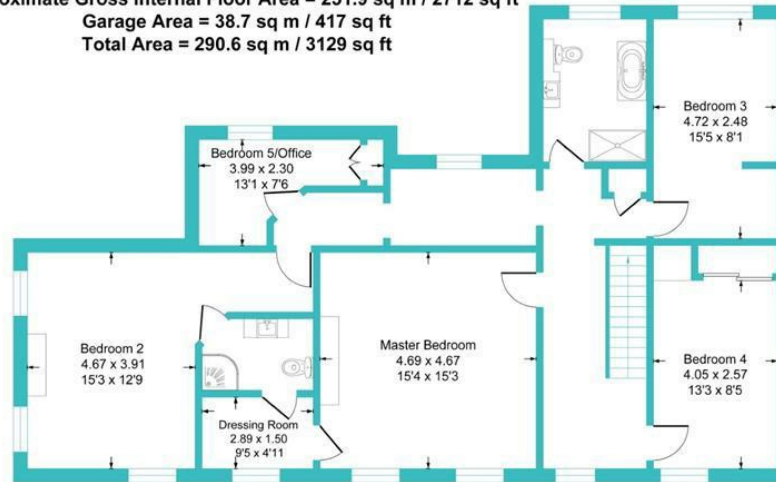
This charming Georgian residence is not only a testament to fine architecture but also a perfect family home, offering both space and style in a desirable location. With its blend of period features and modern amenities, this property is a rare find and is sure to appeal to those seeking a comfortable and elegant living environment.



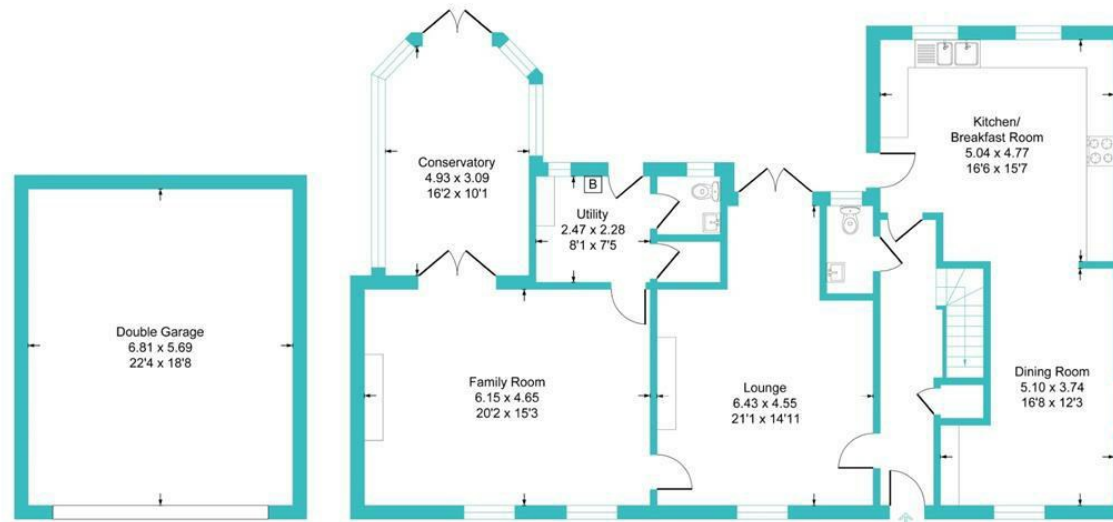


93 High Street, Hook

Approximate Gross Internal Floor Area = 251.9 sq m / 2712 sq ft
Garage Area = 38.7 sq m / 417 sq ft
Total Area = 290.6 sq m / 3129 sq ft



First Floor




Garage


Ground Floor

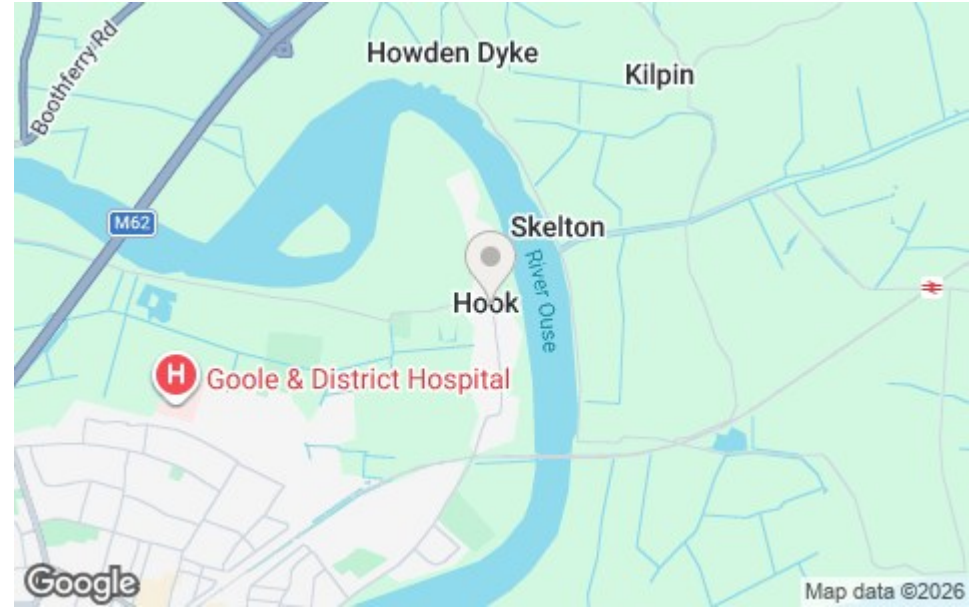
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Viewing

Please contact our office on 01405 768401 to arrange an appointment.

or email: enquiries@linkagency.co.uk

Link Agency, 93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.