

Belmont Lodge Garth Lane, Hook, Goole, DN14 5NR
£410,000
EPC: C

NO UPWARD CHAIN This highly individual detached family home is located in the highly regarded village of Hook, within walking distance of the village primary school. The property offers four bedrooms, the master having a dressing room and en-suite shower room and also provides good size living accommodation. Outside there are gardens to the front and rear with a gravelled driveway providing off street parking leading to the detached brick built garage. Viewing is highly recommended to truly appreciate the property on offer.

- **NO UPWARD CHAIN**
- Highly individual detached family home
- Four bedrooms
- Dressing room and en-suite shower room to the master bedroom
- Three reception rooms
- Fitted kitchen with French doors to rear garden
- Within walking distance of the local village primary school
- Detached brick built garage
- Gravelled driveway for multiple vehicles
- Viewing highly recommended

DESCRIPTION
This highly individual detached family home incorporates gas central heating, uPVC double glazing and a security alarm and offers four bedroom accommodation comprising;

ENTRANCE VESTIBULE
6'5" x 3'2"
Stone arched entrance to the front entrance door.

ENTRANCE HALL
7'0" x 15'5"
uPVC entrance door. Stair way leading to the first floor. Under stairs storage cupboard. Coving to the ceiling. One central heating radiator.

LOUNGE
12'11" x 15'5"
A cream fire surround housing a gas fire. Coving to the ceiling. One central heating radiator.

OFFICE
8'4" x 8'0"
Coving to the ceiling. One central heating radiator.

KITCHEN
16'11" x 11'8"
The measurements plus the depth of the bay. A range of fitted base and wall units having cream fronts with laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and half bowl single drainer sink, a five ring Neff gas hob and a stainless steel Neff cooker hood over. Integrated Neff double oven and a dishwasher. Matching dresser with glass display cabinets and a centre island with matching cupboards under and a laminated work surface. uPVC French doors lead into the rear garden. Oak flooring. Coving to the ceiling. One central heating radiator. Double doors open into the dining room.

DINING ROOM
11'3" x 11'10"
Coving to the ceiling. One central heating radiator.

UTILITY ROOM
8'4" x 7'4"
Base and wall units to match the kitchen with a laminated worktop. The units incorporate as a stainless steel single drainer sink. Plumbing for an automatic washing machine and space for a tumble dryer. Wall mounted gas central heating boiler. Tiled floor. Coving to the ceiling. One central heating radiator. uPVC side entrance door.

W.C.
3'1" x 8'5"
A cream wash hand basin and low flush WC. Coving to the ceiling. One central heating radiator.

LANDING
16'11" x 11'7" max.
Loft access. Coving to the ceiling. One central heating radiator.

BEDROOM ONE
15'6" x 13'10" max.
To the front elevation. Built in wardrobes. Coving to the ceiling. One central heating radiator.

DRESSING ROOM
9'7" x 10'0" max.
To the front elevation. Built in wardrobe. Coving to the ceiling. One central heating radiator.

EN-SUITE SHOWER ROOM
7'11" x 5'9"
A white suite comprising a shower cubicle with a mains fed shower, a wash hand basin with storage under and a low flush WC. Laminate flooring. Coving to the ceiling. White vertical radiator.

BEDROOM TWO
13'4" x 11'11" max.
To the rear elevation. Built in wardrobe. Coving to the ceiling. One central heating radiator.

BEDROOM THREE
10'6" x 9'0" max.
To the rear elevation. Built in wardrobe. Coving to the ceiling. One central heating radiator.

BEDROOM FOUR
8'3" x 9'1"
To the rear elevation. Coving to the ceiling. One central heating radiator.

BATHROOM
10'0" x 8'3"
A four piece suite comprising a corner bath, a wash hand basin and a low flush WC and a shower cubicle with a mains fed shower. Tiled walls and floor. Coving to the ceiling. One central heating radiator.

GARAGE
17'8" x 12'11"
A detached brick built garage with a roller vehicular door to the front and a uPVC side personnel door. Light and power.

GARDENS
To the front of the property the lawned garden has a brick boundary wall, and a gravelled driveway provides off street parking. A paved pathway to the left hand side provides access to the rear garden via a timber garden gate.

The gravelled driveway extends along the right hand side of the property to create extra parking and access to the detached garage.

To the rear of the property there is a lawned garden and paved seating area.

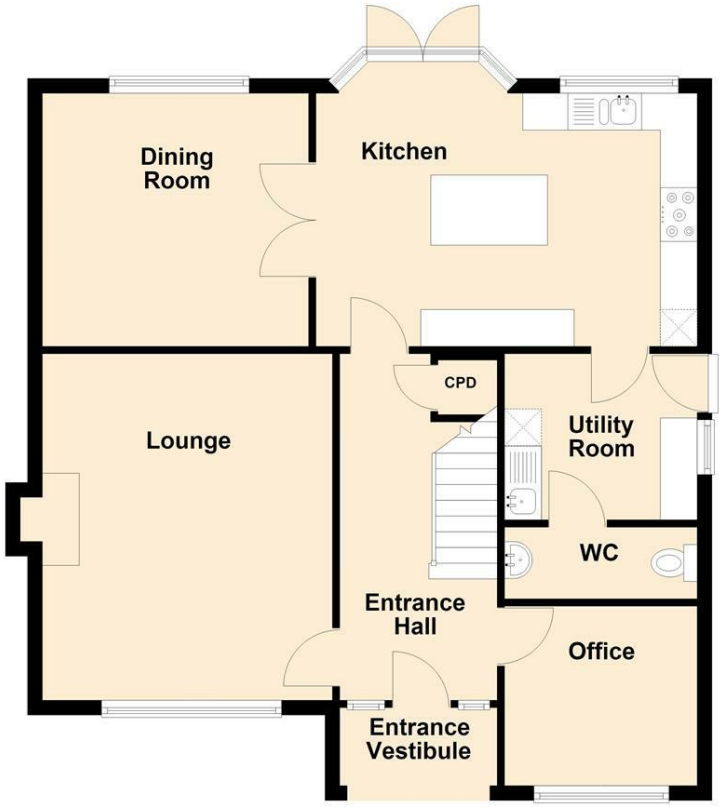
FURTHER INFORMATION
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast

Ground Floor

Approx. 79.1 sq. metres (851.6 sq. feet)



Total area: approx. 157.9 sq. metres (1699.7 sq. feet)

First Floor

Approx. 78.8 sq. metres (848.1 sq. feet)

