



103 Hook Road, Goole, DN14 5JT

£335,000

EPC: D

Marketed with no upward chain is this stunning detached house which is located in a highly regarded residential area with views over the Riverside Gardens on Hook Road. The property has been extended to the ground floor to create a large dining kitchen and also includes a two reception rooms, a spacious and well illuminated hallway and ground floor WC. Secure gated driveway provides off street parking and to the rear a fantastic garden room perfect for entertaining or could be used as a home office space. A viewing is highly recommended to appreciate the many high quality fixtures and fittings on offer.

- NO UPWARD CHAIN
- Stunning detached house
- Extended to the ground floor
- High quality fixtures and fittings throughout
- Two reception rooms
- Three bedrooms
- Modern fitted dining kitchen
- Secure gated driveway to the front
- Fantastic garden room/home office
- Viewing highly recommended

DESCRIPTION

This stunning detached house incorporates gas central heating, uPVC double glazing with Karndean flooring throughout the ground floor, and a home internet networking system, which includes various internet points, CCTV, and doorbell for added security. The accommodation comprises;

ENTRANCE HALL

6'0" x 22'2"

Composite entrance door. An illuminated stair way leading to the first floor with an oak balustrade and glass panels. Under stairs storage cupboard. Coving to the ceiling. One central heating radiator.

CLOAKS

5'6" x 2'6"

A modern white suite comprising a wash hand basin and a low flush WC. Walls tiled to half height. Heated towel rail.

LOUNGE

12'4" x 15'11"

The measurements plus the depth of the bay window. Wall mounted air conditioning unit. Vertical radiator. Coving to the ceiling.

DINING ROOM/OFFICE

7'10" x 12'5"

Coving to the ceiling. One central heating radiator.

DINING KITCHEN

18'9" x 14'3" max.

A comprehensive and modern range of fitted base and wall units with cream shaker style base units and oak effect wall units with laminated work surfaces and tiled work surrounds. The units incorporate a stainless steel one and half bowl single drainer sink, a four ring gas hob with an oven under and a stainless steel cooker hood over. Illuminated kicker boards. Cupboard housing the gas central heating boiler. Integrated appliances include a fridge, a freezer and a dishwasher. Wall mounted air conditioning unit. One central heating radiator. uPVC fully glazed door leads to the rear of the property.

LANDING

15'3" x 6'0"

Oak balustrade with glass panels. Wall mounted air conditioning unit. Coving to the ceiling.

BEDROOM ONE

18'9" x 11'11" max.

To the front elevation. Triple wardrobe with sliding doors. Wall mounted air conditioning unit. One central heating radiator.

BEDROOM TWO

12'1" x 11'11"

To the side elevation. Fitted wardrobes along one wall with sliding doors. One central heating radiator.

BEDROOM THREE

7'8" x 4'9"

To the rear elevation. Currently used as a utility room with plumbing for an automatic washing machine. Loft access which is fully boarded. One central heating radiator.

W.C.

4'8" x 2'9"

A modern white low flush WC with wash hand basin. Tiled walls.

BATHROOM

7'5" x 7'10"

A modern 4 piece white suite comprising a bath with a shower fitment to the bath taps, a vanity wash hand basin with storage under, a low flush WC and a shower cubicle with an electric shower. Wall mounted mirrored cabinet over the sink. Tall standing bathroom cabinet. Fully tiled walls. Coving to the ceiling. Chrome heated towel rail.

GARDENS

Secure vehicular gates which are remote controlled and provide access onto the block paved driveway. Separate personnel gate. Brick boundary wall. Electric car charging point. Matching lockable gates to either side of the property provide access into the rear garden.

To the rear of the property there is an Indian stone pathway and seating area that lead to the garden room. Outside sockets and lighting.

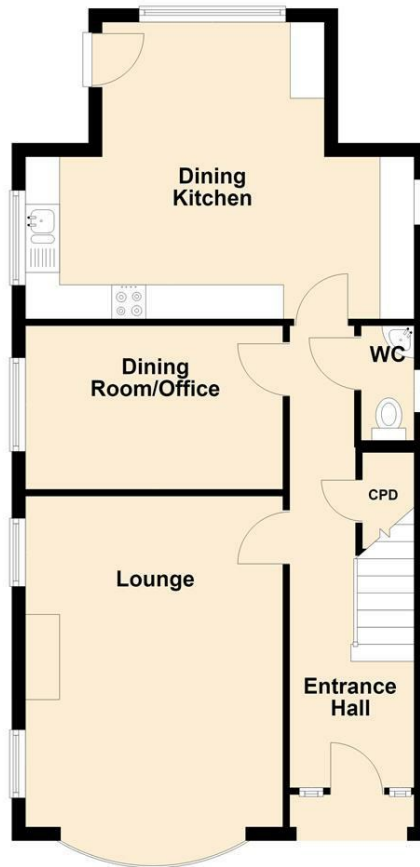
GARDEN ROOM

9'1" x 20'10"

A fantastic garden room with bi-fold doors. Wall mounted air conditioning unit. Internet points. External lighting.

Ground Floor

Approx. 62.9 sq. metres (677.0 sq. feet)



Total area: approx. 119.0 sq. metres (1280.8 sq. feet)

First Floor

Approx. 56.1 sq. metres (603.8 sq. feet)

