

Park Rôw



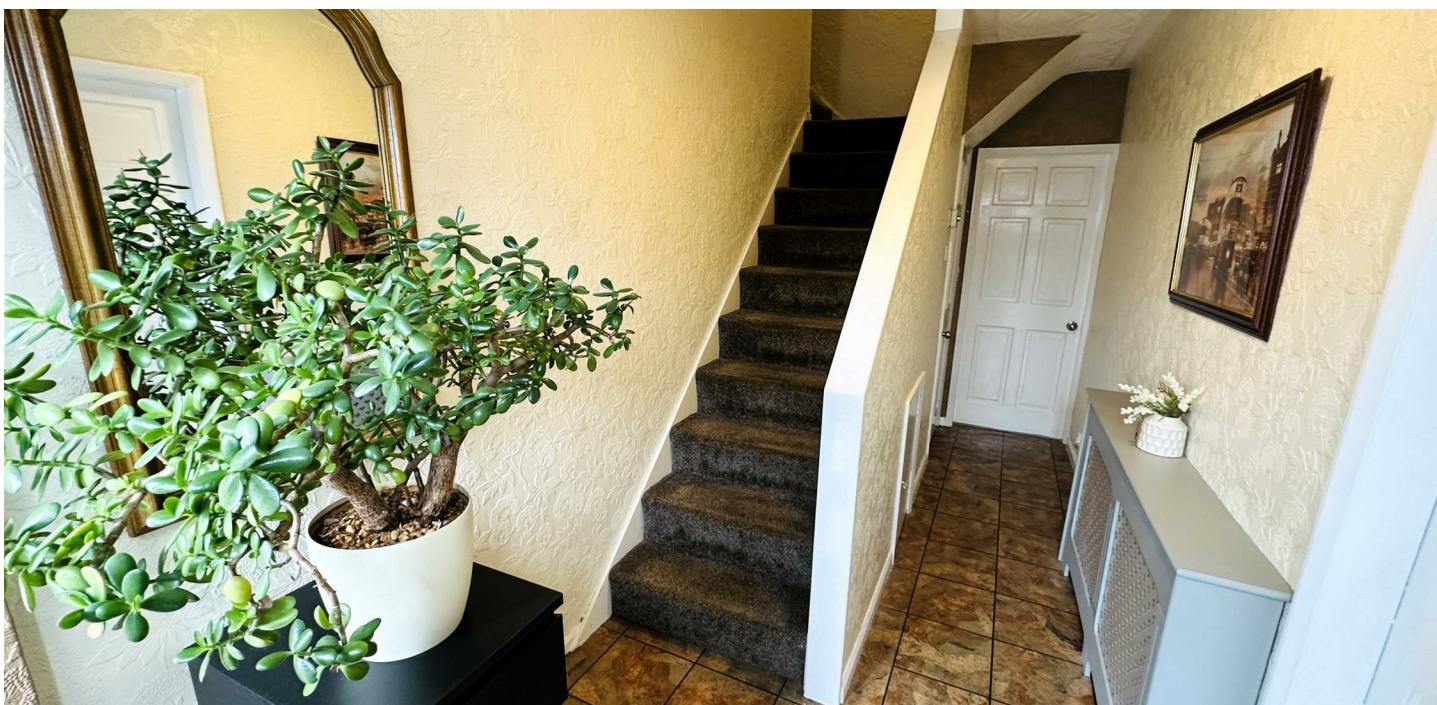
Garth Lane, Hook, Goole, DN14 5NW

Offers Over £250,000



** VIEWS OVER OPEN FIELDS ** INTEGRAL GARAGE ** Situated in the desirable village of Hook, this Semi-detached property briefly comprises: Hall, Ground Floor w.c., Lounge, Kitchen, Utility, Dining Room and Conservatory. Whilst the First Floor offers five bedrooms and Family Bathroom. Externally, the property benefits from a garage, off-street parking and enclosed rear garden. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**















PROPERTY OVERVIEW

Located in the ever-popular village of Hook, this generously sized five-bedroom semi-detached home offers an excellent opportunity for anyone looking to secure a substantial property with versatile living space and scope to modernise and enhance to their own taste.

Well-presented throughout, the ground floor accommodation comprises a welcoming and spacious lounge, a separate dining room ideal for meals or entertaining, and a bright conservatory that provides additional living space with views over the rear garden. The kitchen is well-equipped with a range of units and leads conveniently to a utility room, offering practical space for laundry and storage. A ground floor W.C. adds further convenience.

Upstairs, the property continues with five well-proportioned bedrooms, making it ideal for growing families, home working, or multi-generational living. The family bathroom serves all rooms and offers potential for reconfiguration or modernisation, allowing buyers to create a layout that suits their lifestyle.

Externally, the property benefits from an integral garage, which could offer further potential for conversion (subject to the necessary consents), as well as off-street parking to the front. The rear garden is fully enclosed and offers a good degree of privacy, featuring a well-maintained lawn, a flagged patio area ideal for outdoor dining, and decorative stone features, creating a low-maintenance but attractive outdoor space.

While the property is ready to move into, it also presents a fantastic opportunity for buyers who are keen to put their own stamp on a home. Whether you're looking to refurbish, reconfigure, or extend (subject to planning), this is a rare chance to add value in a desirable location.

Early viewing is highly recommended to appreciate the generous space, strong potential, and excellent location on offer.

GROUND FLOOR ACCOMMODATION

Hall

16'5" x 5'11" (5.02m x 1.81m)

Ground Floor w.c.

4'9" x 2'7" (1.45m x 0.80m)

Lounge

14'11" x 14'9" (4.55m x 4.51m)

Kitchen

11'8" x 10'9" (3.56m x 3.30m)

Utility

10'0" x 8'3" (3.05m x 2.54m)

Dining Room

11'3" x 8'11" (3.44m x 2.72m)

Conservatory

20'0" x 12'4" (6.12m x 3.76m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

12'10" x 11'5" (3.92m x 3.48m)

Bedroom Two

11'8" x 9'11" (3.56m x 3.03m)

Bedroom Three

11'6" x 8'4" (3.52m x 2.55m)

Bedroom Four

9'10" x 8'4" (3.01m x 2.55m)

Bedroom Five

8'3" x 7'10" (2.52m x 2.41m)

Bathroom

8'10" x 5'5" (2.70m x 1.66m)

EXTERIOR

Front

Garage and off-street parking.

Garage

15'10" x 8'4" (4.85m x 2.55m)

Rear

Fully enclosed predominantly laid-to-lawn with decorative stone and flagged patio areas.

DIRECTIONS

From our branch on Pasture road head south towards Second Avenue and turn left onto Boothferry Road. Turn right onto Mariners Street, turn left to stay on Mariners Street and turn left onto Stanhope Street. At the roundabout, take the third exit onto North Street, North Street turns left and becomes Hook Road, continuing onto Goole Road. Then a final left onto Garth Lane, where the property can be clearly identified by our Park Row Properties 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER

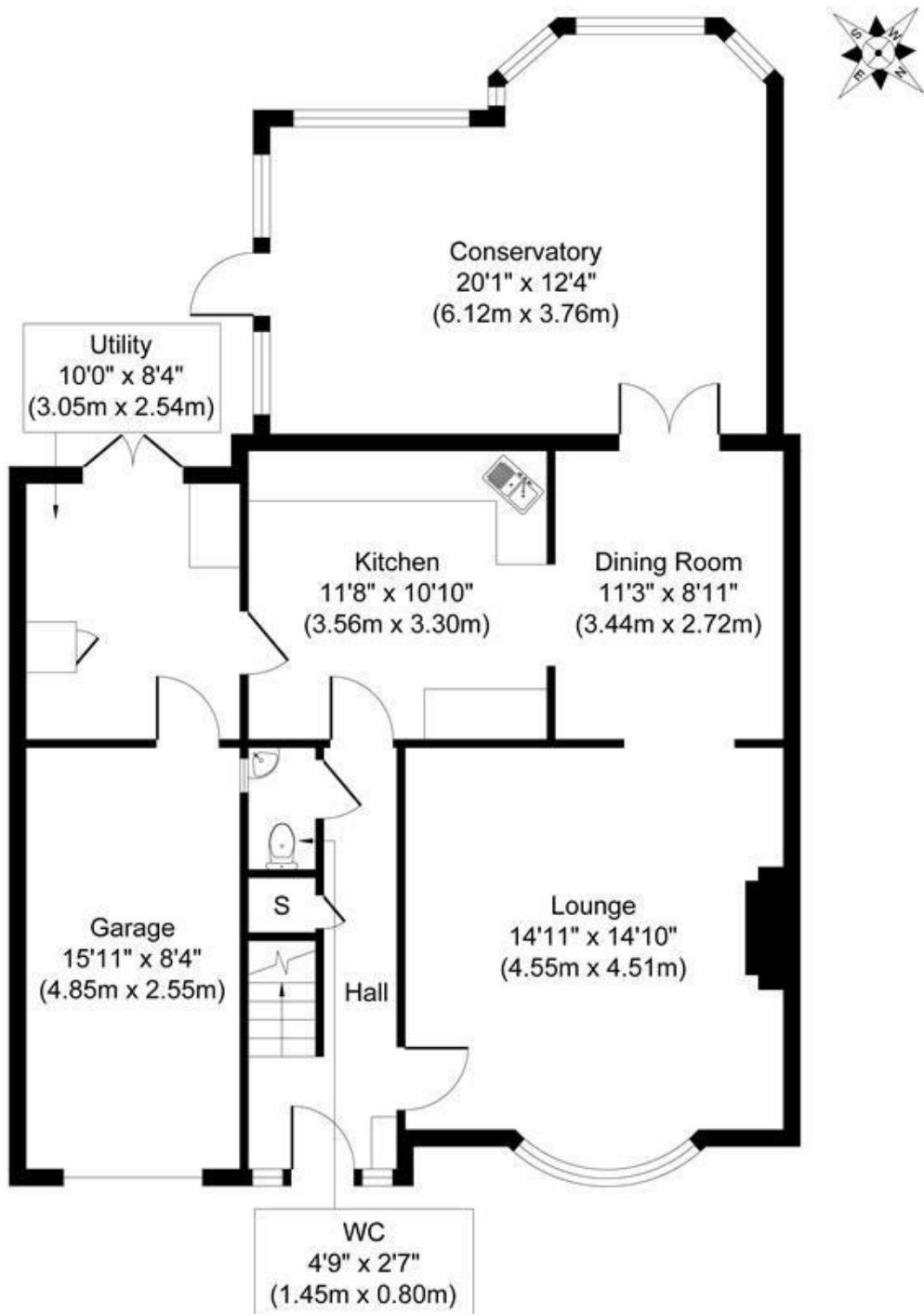
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

OPENING HOURS

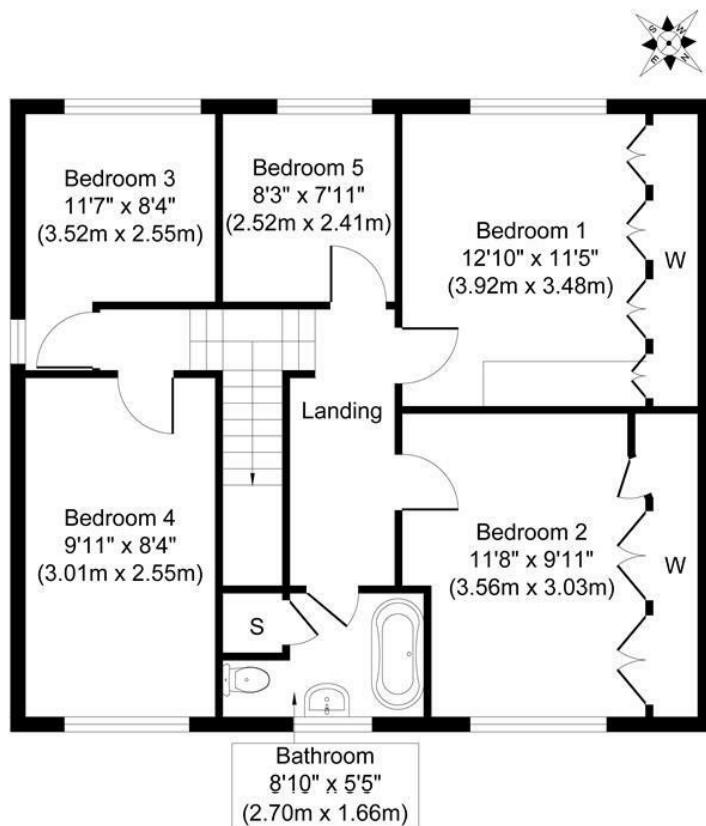
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm



**Ground Floor
Approximate Floor Area**
1095 sq. ft
(101.70 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
786 sq. ft
(73.05 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Forecast
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(91-91)	B	(91-91)	B
(90-89)	C	(90-90)	C
(89-88)	D	(89-88)	D
(88-84)	E	(88-88)	E
(83-80)	F	(83-84)	F
(79-76)	G	(79-84)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	