

# linkagency



**Padley House, Mason Drive, Hook, Goole, DN14 5NE**  
**£385,000**



- Super location, surrounded by arable land
- Close to the town of Goole at Junction 36 of the M62
- Lovely river bank walks nearby
- Peaceful secluded lane with just three detached houses
- A town with a new leisure centre opening this year
- No onwards chain



# Description

Nestled in the tranquil setting of Mason Drive, Hook, Goole, this modern detached house offers a splendid opportunity for those seeking a peaceful lifestyle, being of 1,636 square feet, the property has three bedrooms and a good size bathroom, making it ideal for families or anyone looking for plenty of space.

One of the standout features of this home is the superb galleried landing, which overlooks the spacious lounge, creating an inviting and airy atmosphere. The lounge itself is perfect for relaxation or entertaining guests, while the overall design of the house reflects an aesthetic that is both functional and elegant.

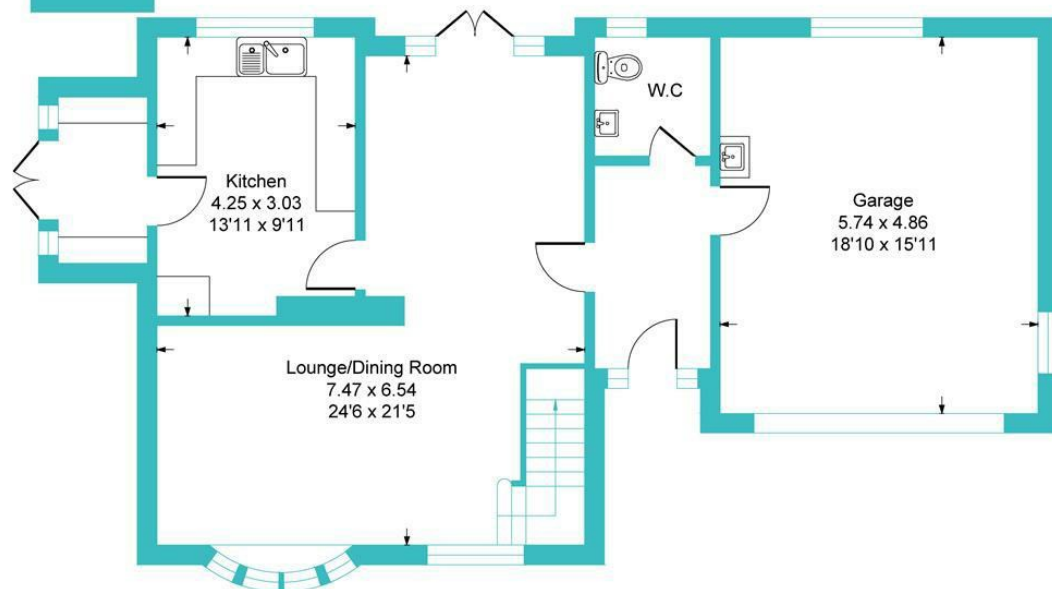
Set within a private enclave of just three properties, this home enjoys a unique sense of privacy and exclusivity. The surrounding gardens are beautiful, and the open arable land to the west enhances the feeling of space and connection to nature. The welcoming driveway entrance adds to the luxurious feel of the property, providing ample space for parking and easy access.

The double garage is a significant advantage. It is well insulated and features a new electronically operated door, ensuring convenience and security.

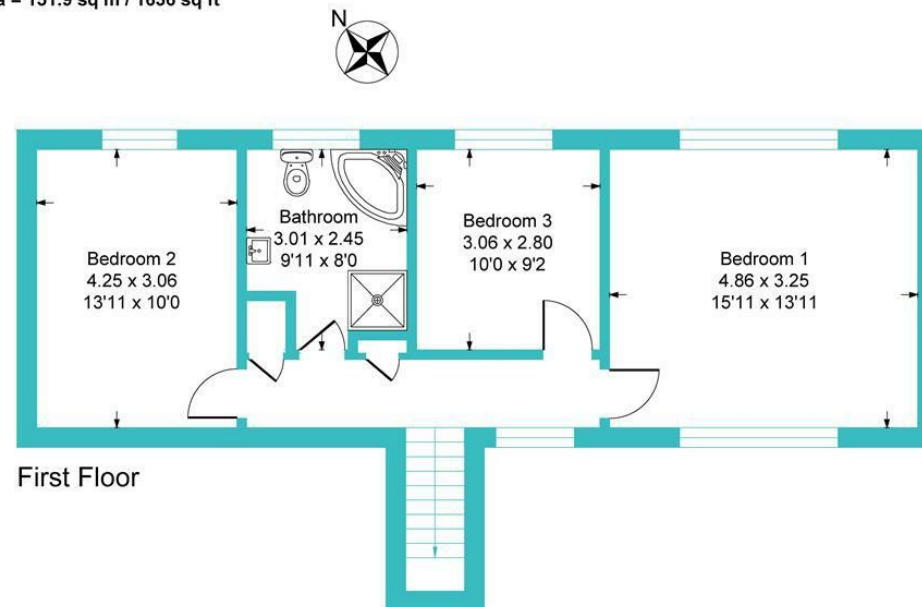
Some aspects of the house are ready for refurbishment, but it would be easy to move into and make improvements over a period of time. This is an opportunity to create a truly fabulous family home.



Approximate Gross Internal Floor Area = 151.9 sq m / 1636 sq ft



Ground Floor



First Floor

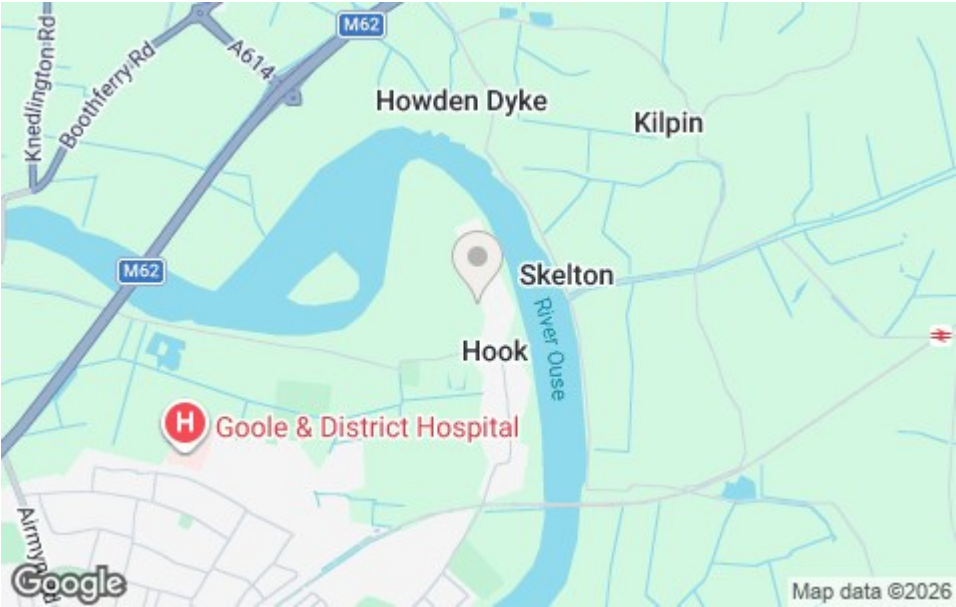
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: E

Tenure: Freehold

| Energy Efficiency Rating                    |           |                                                                                                           |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                 |
| Very energy efficient - lower running costs |           |                                                                                                           |
| (92 plus) <b>A</b>                          |           | <b>79</b>                                                                                                 |
| (81-91) <b>B</b>                            |           |                                                                                                           |
| (69-80) <b>C</b>                            |           |                                                                                                           |
| (55-68) <b>D</b>                            |           |                                                                                                           |
| (39-54) <b>E</b>                            | <b>55</b> |                                                                                                           |
| (21-38) <b>F</b>                            |           |                                                                                                           |
| (1-20) <b>G</b>                             |           |                                                                                                           |
| Not energy efficient - higher running costs |           |                                                                                                           |
| England & Wales                             |           | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                                                                                   |
|-----------------------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                                 | Current                    | Potential                                                                         |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                            |                                                                                   |
| England & Wales                                                 | EU Directive<br>2002/91/EC |  |



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

or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)

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The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a conduct. 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.