

# linkagency



**2, Ferry Close, Hook, Goole, DN14 5FF**  
**£1,495 PCM**





- Popular village location
- Four double bedrooms
- Kitchen with appliances and utility room

- Two reception rooms plus large conservatory
- Detached garage and driveway
- Ensuite to primary bedroom







# Description

Set in the desirable village of Hook is this superb detached family home, spanning over 1,700sqft. The property is tucked away in a tranquil corner of the village, just a stone's throw from the River Ouse, allowing for pleasant walks along the riverbank. Prospective tenants are encouraged to enquire early, as properties such as this in the village rarely come to market.

The property briefly comprises;

Entrance via front door into hallway with access to a spacious lounge with square bay window and decorative fireplace. Wrap-around conservatory to the rear of the property. Second reception room to the front of the house. Modern kitchen with great amount of units, side by side twin NEFF ovens, electric hob, extractor hood and integrated Bosch dishwasher. Utility room with plumbing and space for white goods, downstairs cloakroom.

Fantastic galleried landing provides access to four double bedrooms, two with full length fitted wardrobes, primary bedroom with ensuite. Family bathroom with bath, separate shower enclosure, wash basin, toilet and bidet.

A wrap-around lawn surrounds the property, there is also a detached garage and driveway parking.

A holding deposit of £345.00 is payable on application.



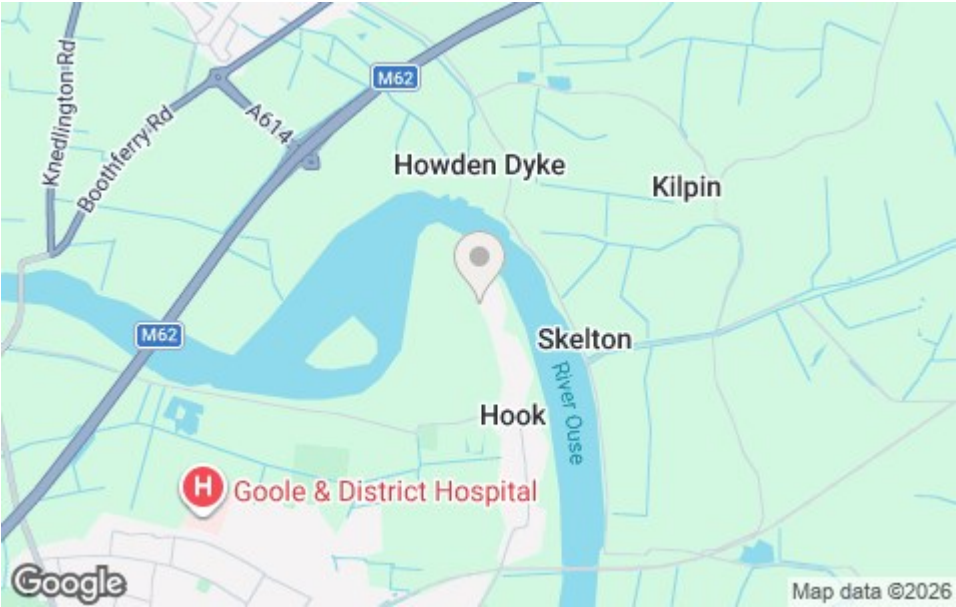


Council Tax Band: E

Tenure:

| Energy Efficiency Rating                    |         |                                                                                   |
|---------------------------------------------|---------|-----------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                         |
| Very energy efficient - lower running costs |         |                                                                                   |
| (92 plus) A                                 | 78      | 81                                                                                |
| (81-91) B                                   |         |                                                                                   |
| (69-80) C                                   |         |                                                                                   |
| (55-68) D                                   |         |                                                                                   |
| (39-54) E                                   |         |                                                                                   |
| (21-38) F                                   |         |                                                                                   |
| (1-20) G                                    |         |                                                                                   |
| Not energy efficient - higher running costs |         |                                                                                   |
| England & Wales                             |         | EU Directive<br>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.