



Aysgarth Goole Road, Hook, Goole, DN14 5NN

£400,000

EPC: D

****NO UPWARD CHAIN**** This highly individual and beautifully presented detached dormer bungalow is located in the popular village of Hook. The property offers substantial living space over two floors with a modern feel and benefits from a fantastic garden with outdoor entertaining space, secure driveway for multiple vehicles and garage. A viewing is highly recommended to appreciate the property, gardens and location on offer.

- ****NO UPWARD CHAIN****
- Highly individual detached property
- Three bedrooms
- Master bedroom with en-suite and dressing room
- Beautifully presented throughout
- Substantial accommodation set over two floors
- Fully enclosed garden
- Driveway and garage
- Outdoor entertaining space
- Viewing highly recommended

DESCRIPTION

This highly individual detached dormer bungalow offers 2255sqft of accommodation set over two floors comprising;

ENTRANCE VESTIBULE

5'4" x 3'2"

Double timber entrance doors. Glazed oak doors lead into the living area.

LIVING AREA

34'1" x 14'4" max.

Originally two reception rooms and now one large living area. Two bay windows to the front elevation. A cream fire surround housing a gas fire. Chimney recess. Ceramic tiled floor. Four central heating radiators.

DINING AREA

12'4" x 14'4"

uPVC French doors lead into the garden. Ceramic tiled floor. One central heating radiator. Open plan with the dining kitchen.

DINING KITCHEN

19'0" x 11'8"

A bespoke fitted kitchen with a comprehensive range of units having granite worktops and matching upstands. The units incorporate a stainless steel circular sink and matching drainer. Feature chimney recess with a fitted unit housing the four ring gas hob and cooker hood. Built in double oven, microwave, grill and an integrated dishwasher. Matching centre island. Ceramic tiled floor. One central heating radiator.

UTILITY ROOM

6'9" x 4'8"

Plumbing for an automatic washing machine. Ceramic tiled floor.

INNER HALL

3'3" x 8'1"

Ceramic tiled floor.

BEDROOM TWO

16'4" x 14'7" max.

To the rear elevation. Timber glazed doors lead into the conservatory. Under stairs storage cupboard. Ceramic tiled floor. One central heating radiator.

CONSERVATORY

9'2" x 9'10"

Brick base/uPVC Framed conservatory with uPVC French doors that lead into the rear garden. Ceramic tiled floor.

BEDROOM THREE

9'5" x 9'1" max.

To the side elevation. Ceramic tiled floor. One central heating radiator.

BATHROOM

9'10" x 15'1" max.

A white suite comprising a wash hand basin and a low flush WC. Walk in wet room shower with a mains fed shower. Ceramic tiled floor and walls. One central heating radiator.

FIRST FLOOR LANDING

3'7" x 2'10"

Eaves storage cupboard housing the gas central heating boiler.

MASTER BEDROOM

11'9" x 22'5" plus 13'6" x 5'10" max.

Bay window to the front elevation. Two Velux windows to the side elevations. Three central heating radiators.

EN-SUITE SHOWER ROOM

10'5" x 7'1"

A white suite comprising a wash hand basin and a low flush WC. Mains fed shower. Ceramic tiled floor and walls.

DRESSING ROOM

9'9" x 8'7"

GARAGE

9'7" x 20'11" approx.

Measure externally. A detached concrete sectional garage with timber doors to the front.

GARDENS

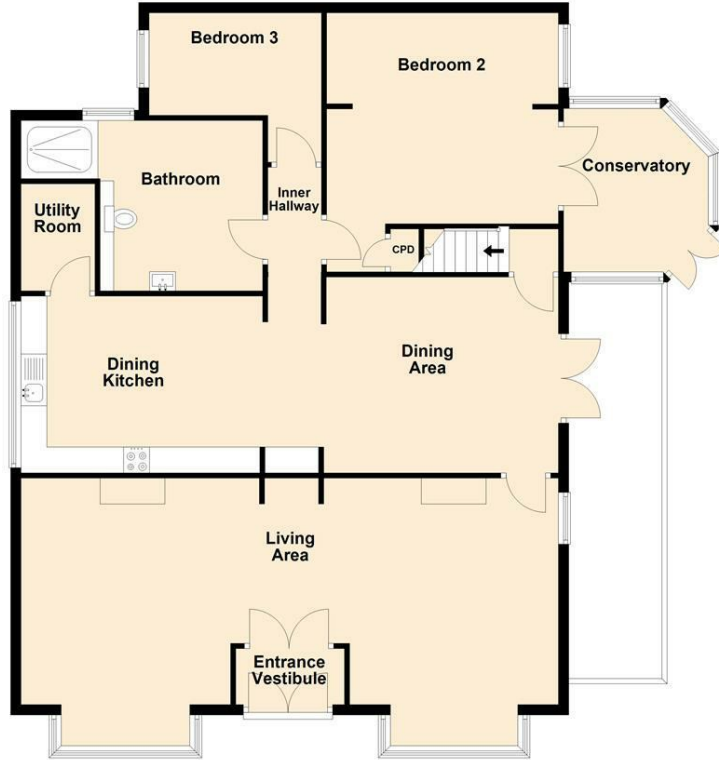
There are two sets of timber gates to the front of the property from Goole Road, the first set provides pedestrian access to the front entrance door, and the second set provide vehicular access onto the driveway which provides secure off street parking for multiple vehicles, and are remote controlled. There is a further pedestrian gate to the left hand side of the property with access from Garth Lane.

The garden is fully enclosed and well established with various plants, shrubs and bushes and a lawned area. The driveway which could also be used as a further seating area if required is laid with Indian stone pavers, which extend into the matching pathways that run along the parameter of the property.

A covered veranda is located to the side of the property with a ceramic tiled floor and a further covered seating area/gazebo, ideal for outdoor entertaining is located at the side of the garage. This area includes light, power and a log burner.

Ground Floor

Approx. 145.8 sq. metres (1569.8 sq. feet)
(excluding Balcony)



Total area: approx. 209.5 sq. metres (2255.5 sq. feet)

First Floor

Approx. 63.7 sq. metres (685.6 sq. feet)







