



101 High Street, Hook, Goole, DN14 5PQ

£240,000

EPC: D

This double fronted semi detached house is located in the heart of the village of Hook and offers extended living accommodation to the ground floor, and three bedrooms plus a study to the first floor. The property features many period features including beams to the ceilings, traditional fireplaces, rustic internal doors with Suffolk latches, Georgian style windows to the front and a matching front door. A viewing is highly recommended to truly appreciate what the property has to offer.

- Double fronted semi detached house
- Three bedrooms plus study
- Modern fitted bathroom
- Extended to the ground floor
- Four reception rooms
- Fitted kitchen and separate utility room
- Period features
- Popular village location
- Enclosed rear garden with outbuilding
- Viewing highly recommended

DESCRIPTION

This double fronted semi detached house incorporates gas central heating and timber framed double glazed windows and offers spacious accommodation comprising;

DINING ROOM

13'1" x 11'11"

Hardwood front entrance door. A chimney recess with a stone hearth and feature timber mantle. Oak flooring. Beams to the ceiling. One central heating radiator. Open plan with the sitting room.

SITTING ROOM

13'2" x 12'0"

A chimney recess with a stone hearth and feature timber fire surround housing a multi fuel burner. Oak flooring. Beams to the ceiling. One central heating radiator. Double doors lead into the living room.

LIVING ROOM

14'1" x 13'3"

Fitted desk with matching drawers and display shelving and bookcase. Oak flooring. Beams to the ceiling. Two central heating radiators. uPVC sliding patio doors lead into the sun room.

SUN ROOM

10'3" x 13'5"

uPVC French doors lead into the rear garden. Two Velux windows. One central heating radiator.

KITCHEN

13'7" x 9'8"

A traditional range of fitted base and wall units with grey fronts having granite worktops and tiled work surrounds. The units incorporate a white ceramic Belfast sink, a free standing double width electric oven with a five ring gas hob and a concealed cooker hood over. Tiled floor. Beams to the ceiling. Stair way leading to the first floor. Timber stable style door leads into the utility room.

UTILITY ROOM

8'6" x 12'7"

Fitted base units and drawers with laminated worktops. The units incorporate a stainless steel sink. Plumbing for an automatic washing machine. Wall mounted gas central heating boiler. Tiled floor. Velux window. UPVC Windows and Single UPVC door leads into the rear garden.

LANDING

17'0" x 2'1"

Stripped and varnished floorboards.

BEDROOM ONE

13'6" x 12'2"

To the front elevation. Stripped and varnished floorboards. One central heating radiator.

BEDROOM TWO

13'4" x 12'2"

To the front elevation. Loft access. Stripped and varnished floorboards. One central heating radiator.

BEDROOM THREE

9'6" x 8'2"

The measurements plus the entrance area. To the rear elevation. Fitted wardrobes along one wall. One central heating radiator.

STUDY

6'6" x 6'10"

To the rear elevation. One central heating radiator.

BATHROOM

7'1" x 8'9"

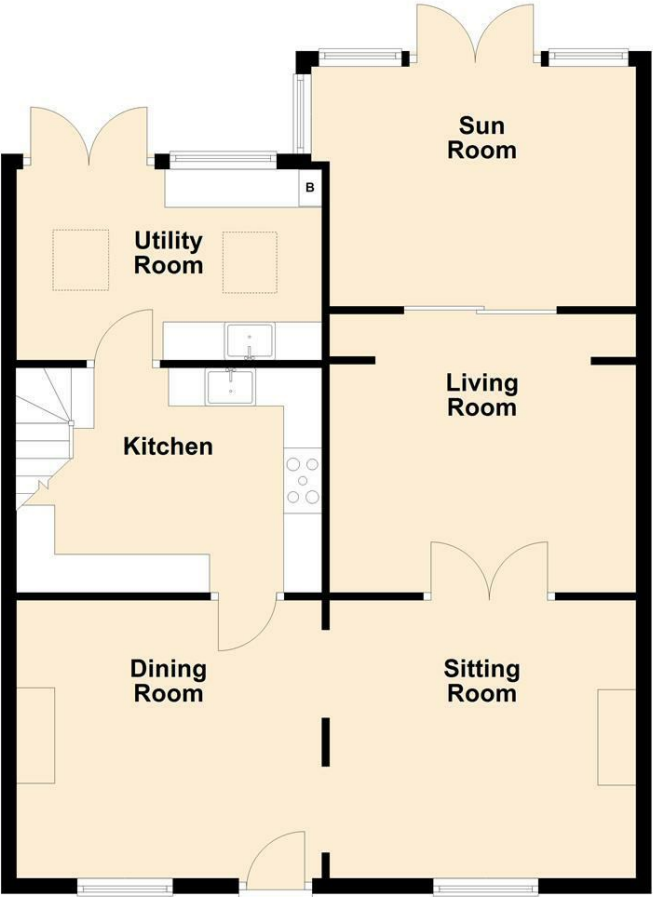
A newly fitted modern white suite comprising a shower cubicle with a mains fed shower and tiled interior, a bath with a shower fitment to the mixer tap, a vanity wash hand basin with storage under and a low flush WC. Walls tiled to half height. Chrome heated towel rail.

OUTSIDE

To the left hand side of the property there is a timber gate which provides access along the side of the house into the rear garden.

The rear garden is fully enclosed and incorporates an artificial lawn, a concrete seating area and a brick built garden store.

Ground Floor



First Floor

