

linkagency



Hook Road, Goole, Goole  
£525,000



# 112 Hook Road

## DN14 5JY, Goole

- Splendid detached property with extensive gardens and detached summer house
- Located within the town's most prestigious enclave of detached homes
- A rare find in a town of logistical significance which is undergoing a regeneration programme
- Wonderful opportunity to create a forever home
- Uninterrupted to the rear with no onlooking property
- Ongoing project which is stage completed with mainly superficial work left to do
- Beautiful gardens adorned with mature trees and shrubs
- Interior features including original internal doors and parquet flooring.
- Location close to the bandstand and Hook road park
- No onward chain, the owners are ready to vacate to another property that they own

This detached house on Hook Road, Goole offers substantial accommodation of approximately 3,550 sq ft and dates from the early 20th century. The property is set well back from the road and benefits from a solid, traditional build and a flexible internal layout.

The accommodation includes three reception rooms and four bedrooms, arranged with two bedrooms and a bathroom on each floor. Additional features include a rear garden room, a separate laundry or utility space, and several outbuildings, providing further usable space.

An indoor swimming pool forms part of the property and offers scope for alternative uses, subject to a purchaser's requirements. The overall size and layout of the house provide clear potential for updating or reconfiguring to suit modern living.

The property is set within extensive, established gardens with mature trees and planting, offering privacy and outdoor space. A forecourt driveway provides ample parking, and the house's position set back from the road adds to its secluded feel.

Hook Road is conveniently located for access into Goole town centre, where a range of shops, services, and schools are available, including Boothferry Primary School and Goole Academy. Goole railway station provides direct services to Hull, Doncaster, and Leeds, while the M62 motorway is easily accessible, offering road links to Leeds, Hull, Sheffield, and the wider motorway network.


Overall, this is a large period property with significant space, character, and scope for improvement, suited to buyers looking for a substantial family home or a project in an established part of Goole.



## Location and EPC Graph



## Energy Efficiency Rating

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



# Extra Info

Council tax band: F

To arrange a viewing please register your interest on our website via the tenancy application.

For additional information please contact our office on 01405 768401 or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)

# Floorplan



Approximate Gross Internal Floor Area = 329.8 sq m / 3550 sq ft  
Garage Area = 31.2 sq m / 336 sq ft  
Outbuilding Area = 36.5 sq m / 393 sq ft  
Total Area = 397.5 sq m / 4279 sq ft

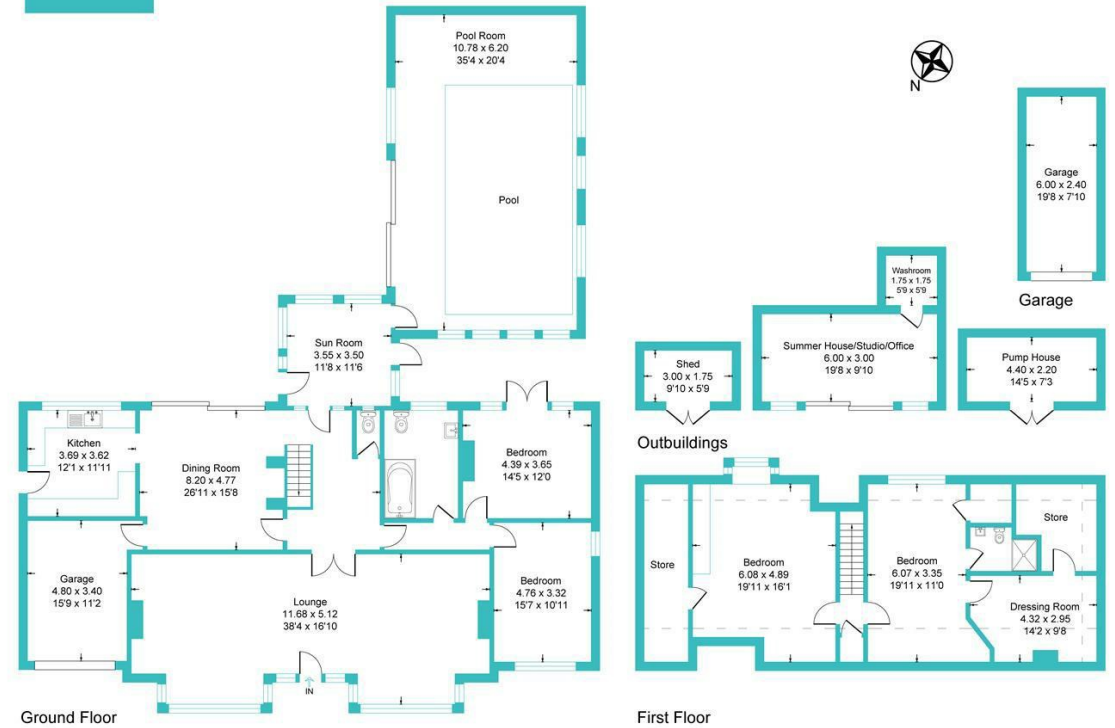


Illustration for identification purposes only, measurements are approximate, not to scale.