



14 Valway

Hook, DN14 5PE

**Offers Over £250,000**

# Property Features

- Good sized Detached Bungalow in quiet cul-de-sac
- 19' Lounge, 19' Dining Kitchen & Conservatory
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, 24' Garage & pleasant Gardens
- Popular Village ideal for York, Hull & M62 Motorway

## Full Description

### SITUATION

From the Clock Tower roundabout in the centre of Goole take North Street and proceed around the sharp left hand bend into Hook Road. On entering the Village of Hook along Goole Road proceed through the S Bend into High Street and then take the second left turn into Valway. The property will be found on the right hand side clearly marked by one of our distinctive For Sale Boards.

### THE PROPERTY

This consists of a Detached Bungalow being situated in a small quiet cul-de-sac in the centre of the sought after residential Village of Hook which is within easy reach of the cities of Hull, York and Leeds, and the M62 Motorway. The good sized accommodation presently comprises:

### ACCOMMODATION

#### SIDE ENTRANCE HALL

UPVC framed door, radiator, cloaks cupboard, linen cupboard and cupboard housing gas central heating boiler.

#### LOUNGE 19' 0" x 11' 9" (5.79m x 3.58m)

Marble fire surround, radiator and opening into:

#### DINING KITCHEN 19' 0" x 9' 9" (5.79m x 2.97m)

Range of units comprising sink unit, base units with worktops, drawer unit, wall cupboards and larder unit. Built in oven and ceramic hob with extractor over. Plumbing for auto washer. Radiator, kick space heater and downlighters.

#### CONSERVATORY 12' 3" x 10' 0" (3.73m x 3.05m)

Radiator and French doors leading to the rear garden.

#### FRONT BEDROOM 13' 0" x 10' 3" (3.96m x 3.12m)

Built in wardrobes and radiator.



## FRONT BEDROOM 11' 3" x 10' 0" (3.43m x 3.05m)

Built in wardrobes and radiator.

## BATHROOM

White suite comprising panelled in bath, vanity washbasin and low flush WC with concealed cistern. Shower over bath with folding side screen. Radiator, towel rail, downlighters and ceramic tiled walls.

## TO THE OUTSIDE

Attached GARAGE 24' 9" x 9' 3" with up and over door to front, personal door to side, power and water laid on and driveway approach from Valway which provides additional off street parking.

Lawned Gardens to front and rear being enclosed at the rear together with a paved patio area.

## SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

## COUNCIL TAX

It is understood that the property is in Council Tax Band C, which is payable to the East Riding of Yorkshire Council.

## VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.



## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE GRAPHS

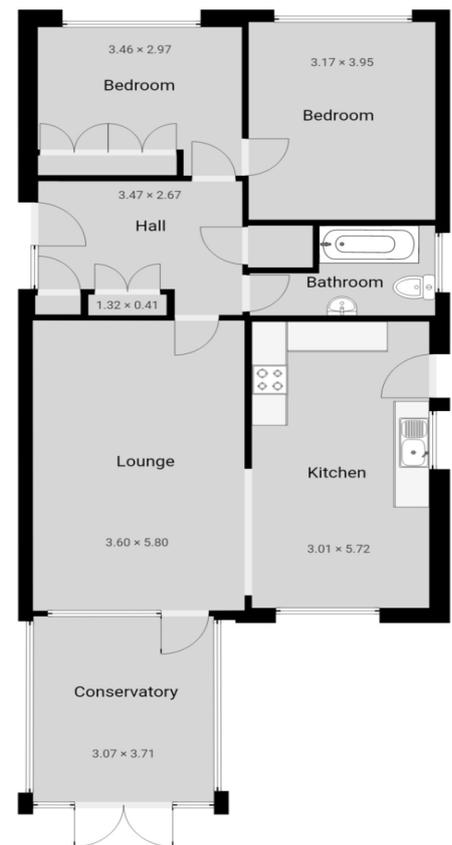
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO<sub>2</sub>) Impact Rating Graphs are shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

4 Belgravia  
Goole  
DN14 5BU

[www.townenddegg.co.uk](http://www.townenddegg.co.uk)  
[sales@townenddegg.co.uk](mailto:sales@townenddegg.co.uk)  
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.