

# Park Row



**High Street, Hook, Goole, DN14 5PQ**

**Offers Over £290,000**



**\*\* NO UPWARD CHAIN \*\* CORNER PLOT \*\*** Situated in Hook, this extended detached bungalow briefly comprises: Hall, Lounge, Kitchen, Utility, Conservatory, Office, three bedrooms, En-Suite, Shower Room, Bathroom and Separate w.c. Externally, the property has an enclosed garden, off street parking and workshop. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**





## ACCOMMODATION

### Entrance

Composite panel effect door with top section having three double glazed frosted panels to the front elevation leading into:

### Hall

28'2" x 17'7" maximum (8.59m x 5.38m maximum)

UPVC double glazed frosted skylight window to the front elevation. Central heating radiators, keypad for intruder alarm and wood effect flooring. Doors leading off.

### Lounge

13'3" x 11'7" (4.06m x 3.55m)



UPVC double glazed windows to the front and side elevations. Central heating radiator and telephone point.



## Kitchen

14'3" x 13'10" (4.36m x 4.24m)



Range of base, wall and larder units in eggshell blue with chrome handles and matching centre island. Single bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Integrated appliances include: double electric oven, four ring gas hob with brushed steel electric extractor fan over benefitting from downlighting. Plumbing for dishwasher. Central heating radiators and tiled effect flooring.



UPVC double glazed window to the side elevation. UPVC doors flanked by full length uPVC double glazed panels to the rear elevation leading into Conservatory and further door leading into:

### Utility

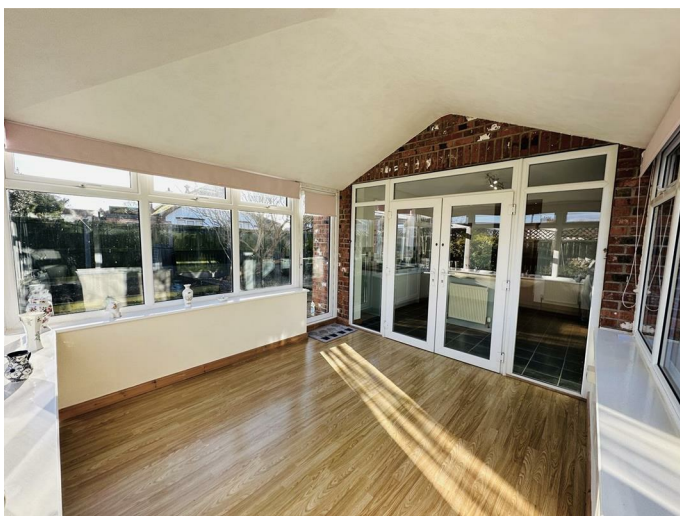
7'11" x 4'6" (2.42m x 1.38m)



Range of white fronted wall units with chrome 'T bar' handles and granite effect roll top laminate work surface. Plumbing for washing machine, loft access, chrome heated towel rail and wood effect flooring.

### Conservatory

11'0" x 10'8" (3.37m x 3.26m)



UPVC door with full length double glazed panel to the side elevation leading out to patio/ garden area. UPVC double glazed units to the rear and both side elevations. Wood effect flooring.



### Bedroom One

12'7" x 9'11" (3.84m x 3.03m)

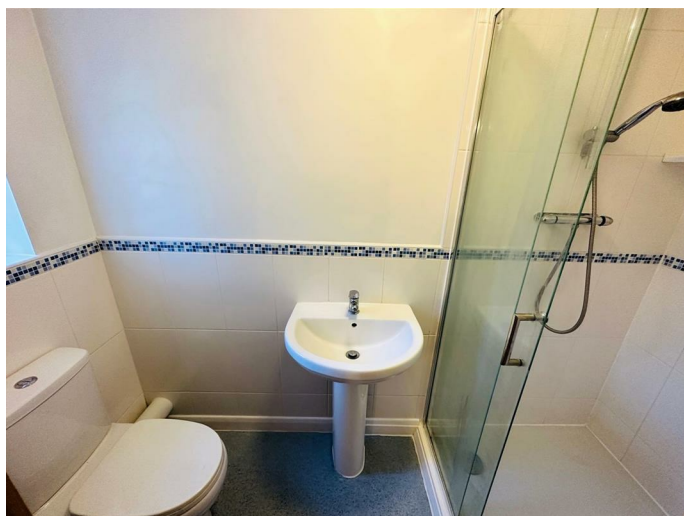


UPVC double glazed window to the side elevation, central heating radiator and wood effect flooring. Door leading into:



### En- Suite

8'2" x 3'6" (2.50m x 1.07m)



Shower cubicle with sliding chrome trimmed doors and chrome shower over. The shower area is tiled to ceiling height. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. Behind the suite is tiled to mid height. UPVC double glazed frosted window to the front elevation and chrome heated towel rail.

### Bedroom Two

11'9" x 10'9" (3.59m x 3.29m)



UPVC double glazed window to the front elevation, central heating radiator and wood effect flooring.



### Bedroom Three

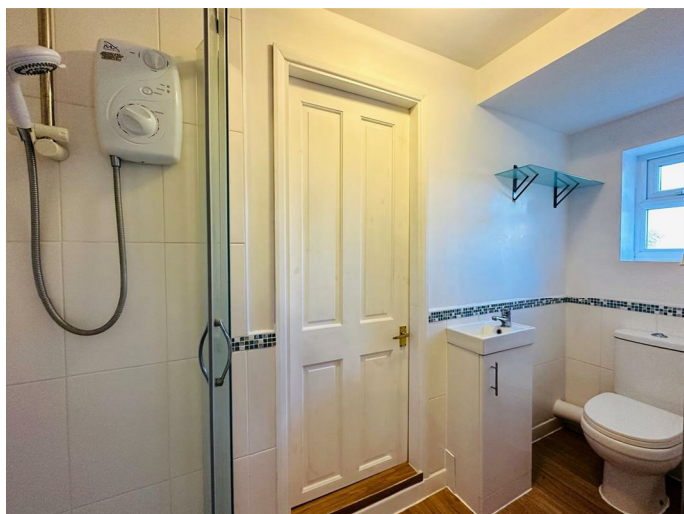
12'6" x 7'9" (3.83m x 2.38m)



UPVC double glazed window to the rear elevation, central heating radiator and wood effect flooring. Door leading into:

### Shower Room

10'2" x 3'2" (3.12m x 0.97m)



Shower cubicle with chrome trimmed sliding doors and electric white and chrome shower over. The room is tiled to ceiling height. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into white vanity unit. UPVC double glazed frosted window to the rear elevation, chrome heated towel rail and wood effect flooring. Door leading into:

### Office

9'1" x 7'8" (2.78m x 2.36m)



UPVC double glazed window to the rear elevation, central heating radiator and wood effect flooring.

### Bathroom

6'8" x 6'0" (2.04m x 1.85m)



White corner bath with chrome mixer tap over incorporating chrome and white shower attachment with tiled splashback. UPVC double glazed frosted window to the rear elevation, chrome heated towel rail and wood effect flooring. Storage cupboards; one of which is housing the 'Ideal' central heating boiler.

### Seperate w.c

8'0" x 3'1" (2.44m x 0.96m)

White low flush w.c with chrome fittings and pedestal wash hand basin with chrome mixer tap over and tiled splashback. UPVC double glazed frosted window to the side elevation, central heating radiator and tiled flooring.

### EXTERIOR- Front



Storm porch with outside lamp. Flagged pathway running along the front and away from the property. Decorative stoned hardstanding leading to pedestrian access gate onto pedestrian footpath. Flagged pathway with herbaceously planted borders. Flagged off-street parking area to the side of



the property leading to Workshop. To the other side of the property is a further flagged pathway with crushed slate edging leading to timber pedestrian access gate.



### Workshop

10'11" x 8'3" (3.35m x 2.53m )

Electric roller door, power and outside tap.

### Rear



Outside light. Flagged patio area with crushed slate and herbaceous areas. The garden is laid to lawn with mature established trees and shrubs. Raised timber decked patio and further flagged patio. Timber shed.





### Directions

Leave our Goole office on Pasture Road and turn left onto Boothferry Road. Turn right onto Mariners Street and bear left to stay on Mariners Street. Turn left onto Stanhope Street and take the fourth exit off the roundabout on to North Street, which leads onto Hook Road. Proceed along Hook Road following the road into Hook. Continue along High Street and the property can be found just after Hook Memorial Hall on the right hand side and is clearly identified by a Park Row 'For Sale' board.

### Tenure: Freehold

### Local Authority: East Riding of Yorkshire

Tax Band: D

### HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### LOCAL AUTHORITY, TAX BANDING AND TENURE

Please note: The Local Authority, Tax Banding and Tenure for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to

proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

### MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

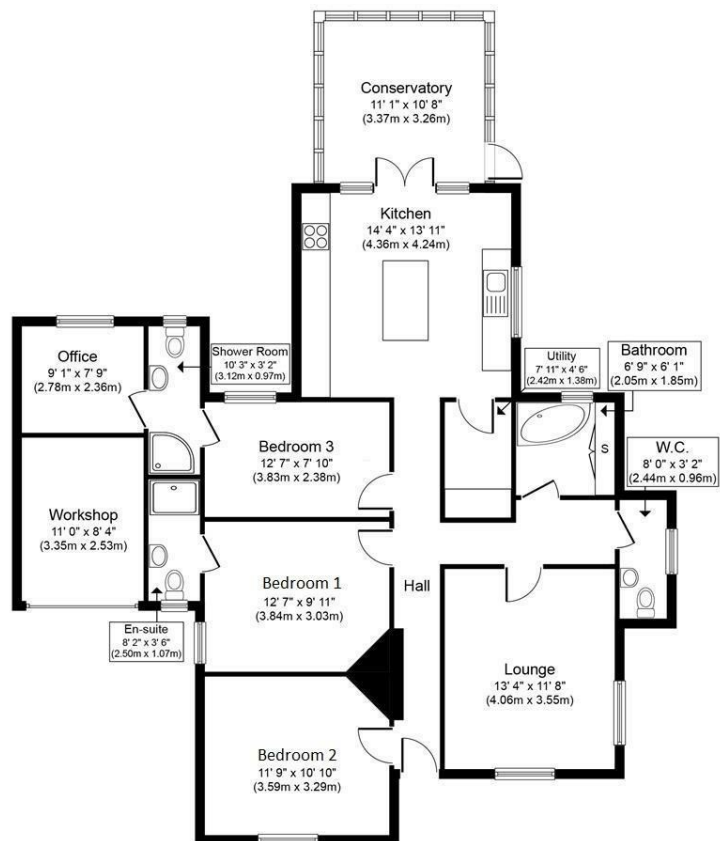
CASTLEFORD - 01977 558480

### VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





**Approximate Floor Area**  
**1,346 sq. ft.**  
**(125.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)





T 01405 761199  
 W [www.parkrow.co.uk](http://www.parkrow.co.uk)

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ  
[goole@parkrow.co.uk](mailto:goole@parkrow.co.uk)

