



Poplar Drive
Hook
DN14 5PU

£125,000

- Semi Det Bungalow
- Two Bedrooms
- Modern Fitted Kitchen
- Modern Tiled Shower Room
- Gas Combi & Upvc DG
- Garage & Encl Gardens
- Cul De Sac Position
- EPC Rating D



91 Pasture Road **T. 01405 780 666**
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Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA

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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Hook- Tastefully updated semi detached bungalow occupies a cul de sac position in a popular village location. Benefitting from enclosed rear gardens, garage, block paved drive, gas combi central heating & Upvc DG throughout. The accommodation comprises refitted kitchen, lounge, inner hallway, two bedrooms and refitted tiled shower room. Viewing is strongly advised.

PROPERTY ACCOMMODATION

ENTRANCE Upvc side entrance door with double glazed opaque insert leads into

KITCHEN 10' 0" x 7' 10" (3.05m x 2.39m) Fully fitted modern kitchen with a good variety of wall, base and display units finished in cream with brushed chrome style door and drawer furniture, marble effect food preparation surfaces and coordinating ceramic splash back tiling plus tiled flooring, 1 and 1/2 bowl stainless steel sink with contemporary style mixer tap, integrated electric oven with four ring gas hob, double central heating radiator, plumbing for automatic washing machine, recessed ceiling spotlights, useful walk in storage cupboard with louvre door and Upvc double glazed windows with fitted vertical blinds to the side. Internal door leads into

LOUNGE 15' 11" x 10' 7" (4.85m x 3.23m) Contemporary wall mounted remote controlled electric fire with pebbled inserts, modern ceiling mounted light and matching fitted wall lights, central heating radiator and Upvc double glazed Georgian style bow window overlooking the front. Internal door leads into

INNER HALLWAY With access to roof void and internal doors leading off.

BEDROOM ONE 9' 11" x 10' 7" to the back of wardrobe" (3.02m x 3.23m) Fitted laminate wood flooring with,

coving to the ceiling, central heating radiator and Upvc double glazed window providing views over the rear garden.

BEDROOM TWO 9' 2 max" x 7' 11" (2.79m x 2.41m) With contemporary ceiling mounted light, central heating radiator and Upvc double glazed window providing views over the rear.

SHOWER ROOM 6' 2" x 4' 9" (1.88m x 1.45m) Fully tiled modern shower room fitted with contemporary white suite comprising dual low level flush W.C., pedestal wash hand basin with contemporary style mixer tap and independent step in tiled shower cubicle with mains fed shower to include Monsoon style shower head. With stainless steel ladder style towel radiator and Upvc double glazed opaque window to the side.

EXTERNAL

FRONT To the front is a mature lawned garden with brick built perimeter wall. Double wrought iron gates to the side lead to block paved driveway providing multi vehicle off street parking, outside security light, cold water supply and side entrance door. Driveway leads onto brick built concrete garage with up and over door and outside security light having the benefit of both power and light connected with pedestrian access door.

REAR To the rear is a fully enclosed mature lawned garden

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incorporating block paved patio area, lawned garden and raised borders to the rear. The garden is fully enclosed with brick built perimeter wall and timber fencing.

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Leaving out office on Pasture Road turn left at the traffic lights on to Boothferry Road, head over the railway lines and then immediately turn right on to Mariners Street. Bear left and turn left on to Stanhope Street. At roundabout, take 4th exit on to North Street continue where the road name changes to Hook Road. Head into the village of Hook where the road name changes to Goole Road. Follow the road around and turn right on to Willow Drive. Turn right to stay on Willow Drive and turn left on to Poplar Drive where the property is on the left at the bottom of the cul de sac and can be easily identified by our Housesetc for sale board.

Council Tax: B





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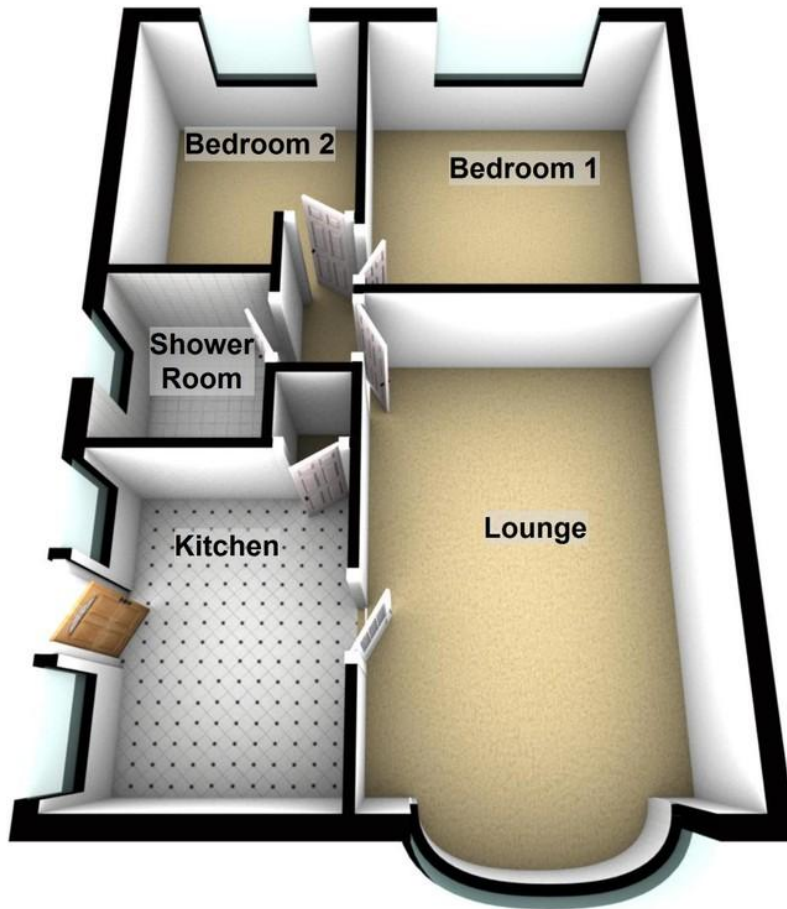
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Ground Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



Total area: approx. 46.4 sq. metres (499.7 sq. feet)

