



Goole Road  
Hook  
DN14 5NG

£375,000

- Substantial Country Home
- Four Beds & En Suite
- Four Reception Rooms
- Spacious Dining Kitchen
- Double Garage & Parking
- Extensive Private Gardens
- No Onward Chain
- EPC Rating C



91 Pasture Road    **T. 01405 780 666**  
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Registered in England No 8047217 Registered Office: Suite One,  
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA

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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Hook- Luxury detached country property located in the ever popular and sought after village location of Hook. This charming property boasts a multitude of features including oak flooring, double garage, multi vehicle parking, extensive private 'party garden' and sauna room. The accommodation briefly comprises to the groundfloor: entrance vestibule, lounge, sitting room, dining room, office/playroom, spacious dining kitchen, utility and groundfloor WC. To the first floor is a spacious split level landing, four extremely generous bedrooms, spacious bathroom, Jack n Jill en suite shower room and sauna. This charming property must be viewed to be fully appreciated.

### GROUND FLOOR ACCOMMODATION

**ENTRANCE** Timber front entrance door with double glazed inserts and matching side panels leads into

**ENTRANCE VESTIBULE** 12' 7" x 10' 2" (3.84m x 3.1m)  
Beautiful entrance vestibule benefits from solid oak floor, contemporary recessed wall lights, double central heating radiator and solid oak display entrance leading into sitting room. Steps up with door leading to

**RECEPTION ROOM ONE** 12' 8" x 9' 1" (3.86m x 2.77m) Ideal for use as gym or office benefits from excellent quality tiled flooring, recessed ceiling spotlights, wall light, central heating radiator and internal doors leading off.

**UTILITY** 12' 8 max" x 12' 0 max" (3.86m x 3.66m) Fitted with a range of coloured wall and base units with matching marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, tiled flooring, single bowl stainless steel sink, plumbing for automatic washing machine, space for dryer, central heating radiator, timber framed double glazed window to the rear, personal access door into garage and timber entrance door with double glazed opaque insert. Internal door leads into

**GROUND FLOOR W.C.** 5' 4" x 5' 4 max" (1.63m x 1.63m)  
With modern white suite comprising dual level flush W.C and pedestal wash hand basin. Tiled flooring and ceramic tiled walls to dado rail height, electric extractor fan and timber

framed double glazed opaque window to the side.

**LOUNGE** 12' 9" x 21' 6 max" (3.89m x 6.55m) With contemporary alcove real flame effect gas fire, recessed ceiling spotlights and wall lights, good quality tiled flooring, central heating radiator, timber framed double glazed windows to the rear and timber framed double glazed French doors opening out onto balcony.

**SITTING ROOM** 13' 11 max" x 19' 9 max" (4.24m x 6.02m)  
With free standing log burner, solid oak flooring, recessed ceiling spotlights, two timber framed double glazed fireside windows and additional walk in double glazed bay window providing views over the side and front. Internal door leads into

**DINING KITCHEN** 16' 3 max" x 17' 2 max" (4.95m x 5.23m)  
Fully fitted and extremely spacious dining kitchen benefits from a good range of wall and base units finished in oak with stainless steel door and drawer furniture, marble effect food preparation surfaces and complimentary splash backs and 1 and 1/2 bowl stainless steel sink with mixer tap. With black slate style flooring, recessed ceiling spotlights, stairs rising to first floor accommodation, under stairs display/storage shelving, additional under stairs storage cupboard containing networked music system and storage shelving, timber framed double glazed windows to both side and rear and timber framed French doors open out onto block paving. Stairs leading up to

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**DINING ROOM** 12' 9" x 10' 2" (3.89m x 3.1m) With black slate style flooring running through from kitchen, recessed ceiling spotlights, central heating radiator, fitted wall lights and timber framed double glazed French doors with steps down to the rear block paved area.

#### FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Staircase with painted turned timber spindles and balustrade above leads to split level landing with access to roof void, central heating radiator, contemporary recessed wall light with step up to upper landing. With recessed wall lights, central heating radiator, timber framed double glazed window providing views to the front and internal doors leading off.

**BEDROOM ONE** 19' 9" x 19' 4" (incorporating sloping ceiling)" (6.02m x 5.89m) With recessed ceiling spotlights, central heating radiator and timber framed double glazed windows to both front and side.

**BEDROOM TWO** 18' 6" x 21' 7" (5.64m x 6.58m) Superbly spacious guest bedroom benefits from recessed ceiling spotlights, central heating radiator and timber framed double glazed turret style window overlooking the rear garden. Internal door leads into

**JACK AND JILL EN SUITE** 9' 6 max" x 8' 0" (2.9m x 2.44m) With coloured suite comprising low level flush W.C., pedestal wash hand basin, independent step in tiled shower cubicle with mains fed shower and recessed ceiling spotlights, electric extractor fan, central heating radiator, shaver point and internal door leading back into upper landing.

**HOUSE BATHROOM** 14' 9" x 10' 1" (4.5m x 3.07m) Superbly spacious house bathroom with good quality fitted white suite comprising concealed flush W.C., pedestal wash hand basin with contemporary style mixer tap, independent step in fully tiled double shower cubicle with body shower and raised bath with contemporary style mixer tap. Fully ceramic tiled walls, recess ceiling spotlights, shaver point, stainless steel ladder style towel radiator and timber framed double glazed opaque window to the rear.

**BEDROOM THREE** 11' 0" x 11' 11" (3.35m x 3.63m) Recessed ceiling spotlights, central heating radiator, extremely useful and good sized fully fitted walk in wardrobe with hanging rail, storage shelving and ceiling mounted spotlights and timber framed double glazed windows to both front and side.

**BEDROOM FOUR** 13' 5 max" x 9' 11" (4.09m x 3.02m) With

recessed ceiling spotlights, central heating radiator and timber framed double glazed windows to both side and rear.

**SAUNA** 6' 6" x 6' 7" (1.98m x 2.01m) Fully working sauna with double level seating.

#### EXTERNAL

**FRONT** To the front of the property is an attractive block paved driveway and parking area providing multi vehicle off street parking leading to brick built garage with twin courtesy coach lights and remote control up and over door having the benefit of both power and light connected. Walkway leads to front door with semi circular storm shelter with painted timber pillars. The front garden is predominantly laid to lawn with slate edges, shrub and timber perimeter fencing and mature tree with fitted circular seating. Block paved walkways to the side with matching semi circular pillared storm porch and additional mature lawned garden with extremely well stocked borders having a good variety and supply of mature shrubs, plants and trees.

**REAR** To the rear is a stunning fully enclosed mature and secluded garden comprising covered timber decking area with timber pergola, additional useful sheltered storage, outside lights and cold water supply. Further block paved area and steps up to rear doors, additional step up to raised timber decking area with covered bamboo summer house. The remainder of the garden is mainly laid to lawn with extremely well stocked generous borders and good quality timber perimeter fencing.

This beautifully presented and unique property is available with no onward chain and must be viewed to be appreciated.

**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 our 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 then turn left on to Stanhope Street. At roundabout, take 4th exit on to North Street. Follow the road



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around where road name changes to Hook Road. Enter into the village of Hook where the road name changes to Goole Road and the property is on the S bend on the right hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: D



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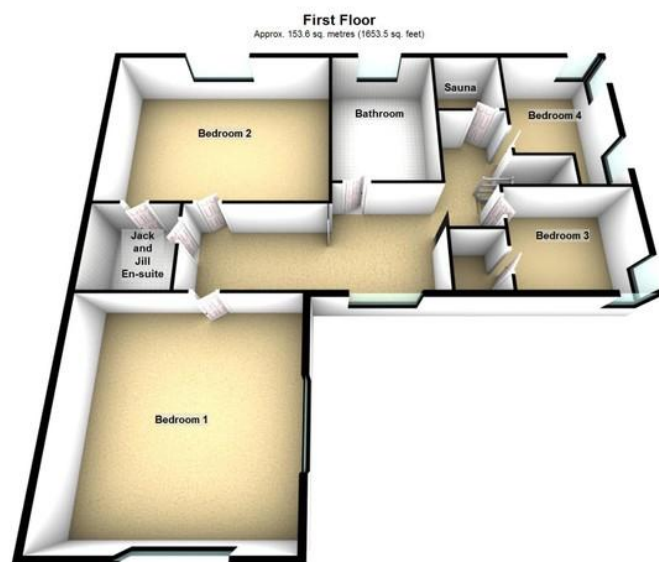
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Total area: approx. 310.8 sq. metres (3345.1 sq. feet)



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