



Cleveland Close Hook DN14 5FG

£365,000

- Executive Style House
- Four Double Bedrooms
- En Suite & Wardrobes
- Superb Breakfast Kitchen
- Utility & G' floor Cloaks
- Spacious Conservatory
- Enclosed Rear Gardens
- EPC Rating C

91 Pasture Road
Goole
East Yorkshire
DN14 6BP

T. 01405 780 666
F. 01405 762 942
E. info@housesetc.co.uk
www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



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PROPERTY SUMMARY

Housesetc Hook- Extremely spacious executive style detached house located on a pleasant cul de sac in the ever popular village of Hook which provides excellent commuter links. Available with no onward chain, this substantial home boasts all the expected features including enclosed rear gardens with decking, garage and multi vehicle parking, whilst the accommodation includes: stunning entrance hall, lounge, dining room, spacious conservatory, modern high quality breakfast kitchen with appliances, utility room and groundfloor cloakroom. To the first floor is an impressive and spacious gallery landing, four double bedrooms, en suite and house bathroom with Jacuzzi bath plus shower. Viewing highly recommended.

ENTRANCE

Timber front entrance door with opaque and stained leaded glass effect insert leads into

ENTRANCE HALLWAY 17' 5" x 10' 8" (5.31m x 3.25m)

Spacious entrance hallway benefits from solid wood flooring, coving to the ceiling, central heating radiator, impressive staircase rising to first floor accommodation and timber doors leading off.

LOUNGE 16' 0" x 13' 8" (4.88m x 4.17m)

With feature stone effect fire surround and matching raised hearth and back housing real flame coal effect gas fire, coving to the ceiling, dado rail, Upvc double glazed window over looks the front. Double timber doors with glazed inserts leads into

DINING ROOM/PLAYROOM 9' 8" x 13' 8" (2.95m x 4.17m)

Having coving to the ceiling, central heating radiator, timber door into kitchen and bi-fold timber doors lead into

CONSERVATORY 12' 2"max x 19' 5"max (3.71m x 5.92m)

Good quality spacious P shaped conservatory set on brick base benefits from both power and light with air conditioning and heating unit. Upvc double glazed windows with bespoke window blinds and Upvc double glazed double doors opening out onto rear garden with further double doors leading into

BREAKFAST KITCHEN 11' 8" x 16' 2" (3.56m x 4.93m)

Superb high quality fully fitted kitchen with a good variety of wall, base, display units with plinth lighting and central island finished in white high gloss with stainless steel T-bar door and drawer furniture. Integrated double electric oven, microwave, four ring electric hob with stainless steel extractor hood above, dishwasher, granite food preparation surfaces and matching splash backs with complimentary breakfast bar. 1&1/2 bowl stainless steel sink with mixer tap and granite drainer. Recessed ceiling spotlights, central heating radiator, tiled flooring, Upvc double glazed window to the rear and timber door leads into

UTILITY ROOM 11' 7" x 8' 0" (3.53m x 2.44m)

Fitted with a range of white wall and base units with marble effect work surfaces and complimentary splash back tiling, plumbing for automatic washing machine and drier, stainless steel sink with mixer tap, wall mounted gas combination boiler, coving to the ceiling, electric extractor fan, tiled flooring running through from kitchen, Upvc double glazed window to the rear and Upvc side entrance door with double glazed opaque insert. Personal access door into garage and further door leads to

CLOAKROOM 5' 5" x 3' 9" (1.65m x 1.14m)

With tiled flooring running through from kitchen and utility,



fitted with modern white suite comprising low level flush WC, wall mounted wash hand basin with ceramic tile splash backs, coving to the ceiling, electric extractor fan, Upvc double glazed opaque window to the side and stainless steel ladder style towel radiator.

FIRST FLOOR ACCOMODATION

STAIRS AND LANDING

Impressive staircase combining turned timber spindles and balustrade leads to landing. Spacious galleried landing with stained turned timber spindles and balustrade above, access to roof void, coving to the ceiling, ceiling mounted lights and central heating radiator. Upvc double glazed turret style window to the front, useful shelved storage cupboard and timber doors leading off. Double timber doors lead into

BEDROOM ONE 17' 7" x 13' 0" (5.36m x 3.96m)

Fitted with contemporary sliding door wardrobes providing both hanging and storage shelving, matching bed side cabinets and six drawer dressing table with mirror above. Central heating radiator, Upvc double glazed window with fitted roller blind to the front. Timber door leads into

EN-SUITE 6' 0" x 9' 5" (1.83m x 2.87m)

With Karndean style flooring, coving to the ceiling, recessed ceiling spotlights, central heating radiator. Fitted with good quality white suite comprising low level flush WC, pedestal wash hand basin with splash back tiling and independent step in quadrant tiled shower cubicle with fitted electric shower. Upvc double glazed opaque window with fitted roller blind to the side.

BEDROOM TWO 12' 9" x 13' 8" (3.89m x 4.17m)

Fitted with two double wardrobes providing both hanging rail and storage shelving, matching four drawer chest of drawers, bedside cabinet and eight drawer dressing table with fitted vanity mirror above. Coving to the ceiling, central heating radiator and Upvc double glazed window with fitted roller blind to the front.

BEDROOM THREE 12' 10" x 13' 8" (3.91m x 4.17m)

Benefits from a range of fitted bedroom/office furniture to include wardrobe display and storage cupboards, coving to the ceiling, central heating radiator and Upvc double glazed window with fitted roller blind to the rear.

BEDROOM FOUR 11' 8" x 9' 5" (3.56m x 2.87m)

Having coving to the ceiling, central heating radiator and Upvc double glazed window with fitted vertical blinds overlooking the rear garden.

BATHROOM 8' 0" x 14' 8" (2.44m x 4.47m)

Superb spacious house bathroom with ceramic tiled walls and tile effect flooring, recess ceiling spotlights, coving to the ceiling, central heating radiator. Fitted with good quality white suite comprising pedestal wash hand basin with mixer tap, corner Jacuzzi bath, dual low level flush WC, independent step in tiled shower cubicle and Upvc double glazed opaque window to the rear with fitted window blinds.

EXTERNAL

FRONT

To the front of the property is a mainly open planned lawn garden with small planting area containing alpine type plants and electric flood light. To the side of the lawn is an impressive and substantial block paved drive and parking area, walkway leading to front door with stone archway to step up to storm porch with twin courtesy coach lights. Driveway leads to

INTEGRAL GARAGE

With electric up and over door, twin coach lights and having the benefit of both power and light connected and Upvc double glazed window to the side and personal door into utility.

SIDE

To the side of the property is double wrought iron electric gates leading to further block paved parking area, outside cold water supply and side entrance door with additional courtesy coach light. Wrought iron pedestrian access gate leads to

REAR

To the rear of the property is a fully enclosed mature lawn garden with good quality timber perimeter fencing incorporating concrete posts and gravel boards and brick built perimeter wall. The majority of the garden is laid to lawn with step up to raised timber decking area comprising turned timber spindles and balustrade and a variety of mature shrubs and trees.

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 & APPLIANCES

The Heating and Appliances have not been tested by Housesetc.



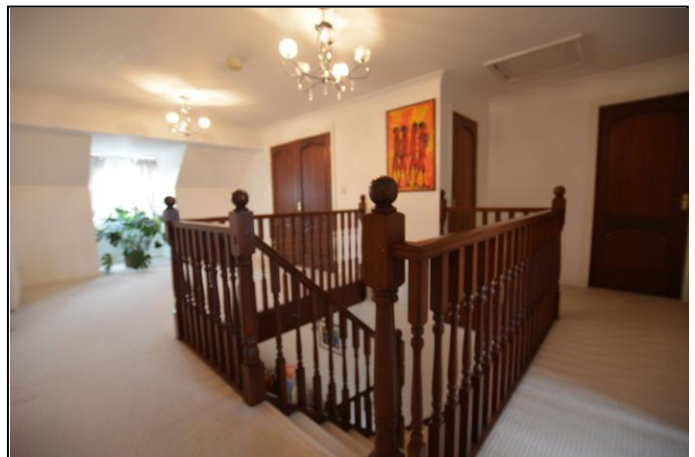
We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION

From our office on Pasture Road turn left at the traffic lights, turn right after the railway crossing onto Mariner street, bear left at the fork then left again onto Stanhope street at the roundabout take the third exit follow the road around which becomes Hook Road, head to the bottom of Hook road into Hook, follow high street almost the bottom turn right onto Ferry lane then immediately left onto Cleveland close where the property is on the right hand side and can be identified by our Housesetc for sale board.

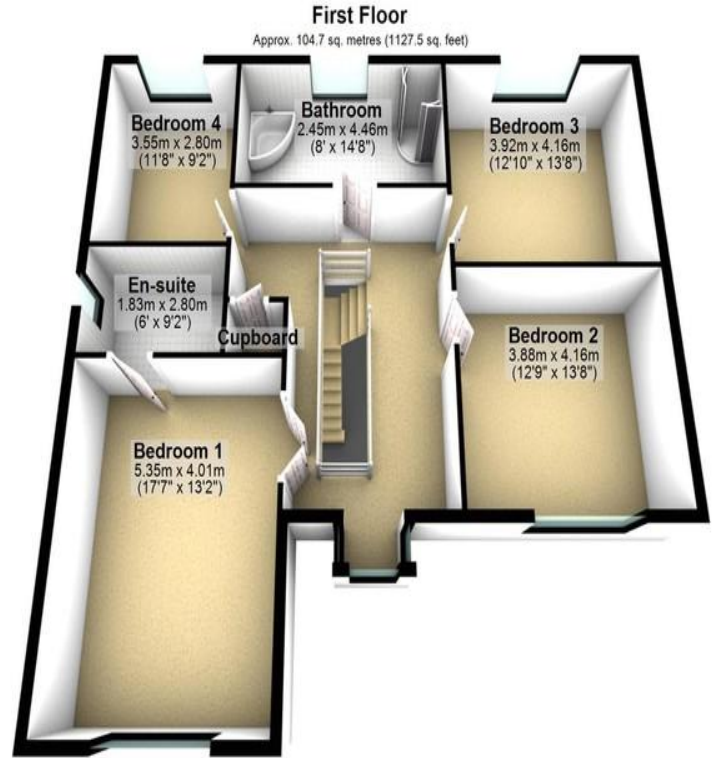
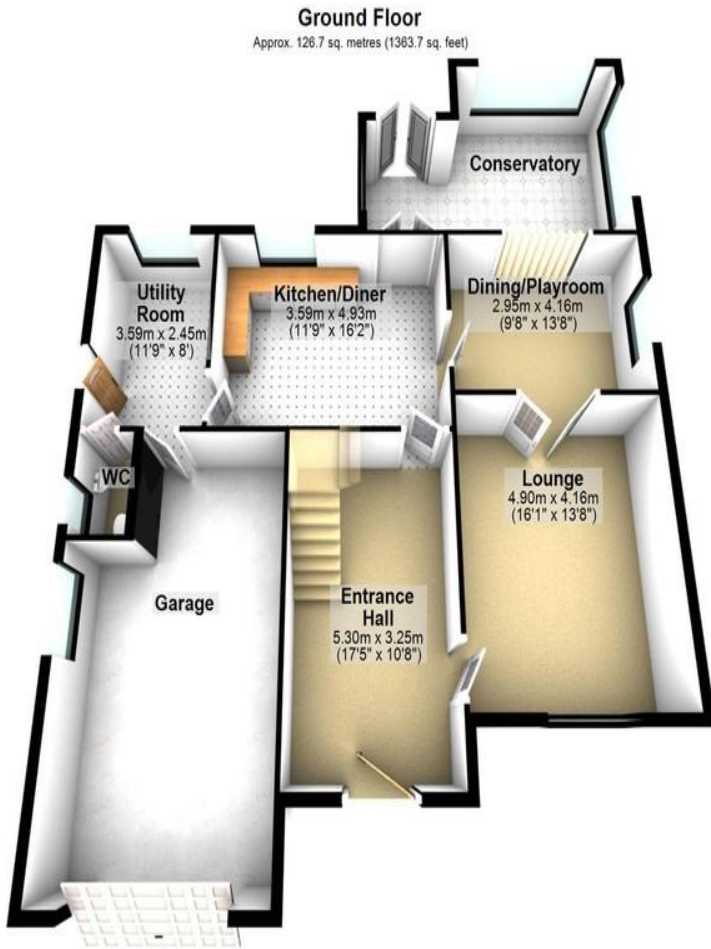
Council Tax: F





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Total area: approx. 231.4 sq. metres (2491.2 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

