



Hudscroft Drive  
Hook  
DN14 5AG

£200,000

- Three Storey Semi House
- Four Bedrooms
- En Suite & Wardrobes
- Spacious Dining Kitchen
- Integrated Appliances
- Superb Bathroom
- Gardens & Garage
- EPC Rating B

91 Pasture Road  
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East Yorkshire  
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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- Substantial three storey four bed house in a cul de sac position located in the ever popular village of Hook which provides excellent access to the region's motorway network. This high quality home benefits from a brick garage & driveway, wireless security system, gas central heating and a good size enclosed rear garden. The accommodation comprises to the groundfloor: entrance hall, lounge, fitted dining kitchen with appliances and cloakroom. To the first floor are three bedrooms and a modern house bathroom with shower, whilst the second floor gives access to a spacious master bedroom with fitted wardrobes and a modern en suite shower room. Viewing is strongly recommended.

### GROUND FLOOR ACCOMMODATION

**ENTRANCE** Reinforced front entrance door with double glazed opaque inserts and electronic Yale security camera leads into

**ENTRANCE HALLWAY** Spacious and light entrance hallway benefits from engineered oak flooring, hardwired smoke alarm, central heating radiator, Upvc double glazed opaque window to the front and high quality contemporary style oak doors leading off.

**LOUNGE** 16' 3 max" x 10' 7" (4.95m x 3.23m) With contemporary ceiling mounted light with bespoke solid oak TV stand, central heating radiator and walk in Upvc double glazed bay window overlooking the front.

**GROUND FLOOR W.C.** 5' 10" x 2' 11" (1.78m x 0.89m) With oak flooring running through from hallway and fitted with modern white suite comprising dual low level flush W.C., pedestal wash hand basin with mixer tap and splash back tiling and central heating radiator.

**DINING KITCHEN** 9' 10" x 17' 9" (3m x 5.41m) Full fitted modern kitchen with a good variety of wall, base and display units finished in cream and trimmed in light oak effect with stainless steel T-bar door and drawer furniture, integrated double electric oven, four ring gas hob with soft close pan drawers beneath, stainless steel chimney style filter hood above and splash back, integrated automatic washing

machine, integrated dishwasher, larder style fridge freezer, 1 and 1/2 bowl stainless steel sink with mixer tap, recessed ceiling spotlights, double central heating radiator, contemporary ceiling mounted light above dining area, Upvc double glazed window to the rear and Upvc double glazed double doors opening out into rear garden.

### FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Enclosed attractive turning staircase with painted timber spindles and balustrade and Upvc double glazed window to the side leads to landing with hardwired smoke alarm, shelved storage cupboard housing hot water cylinder and internal doors leading off.

**BEDROOM TWO** 9' 10" x 10' 9" (3m x 3.28m) With central heating radiator and Upvc double glazed window overlooking the front.

**BEDROOM THREE** 11' 0 max" x 10' 8 max" (3.35m x 3.25m) With central heating radiator and Upvc double glazed window providing excellent views over the rear garden.

**BEDROOM FOUR** 7' 3" x 8' 10" (2.21m x 2.69m) With central heating radiator and Upvc double glazed window providing views over the rear garden.

**HOUSE BATHROOM** 5' 11 max" x 10' 10 max" (1.8m x 3.3m) Fitted with modern white suite comprising pedestal wash

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hand basin with mixer tap, dual low level flush W.C. and panelled bath with mixer tap and telephone style shower attachment. Good quality timber effect laminate wood flooring, ladder style towel radiator, modern ceramic tiles to dado rail height, electric extractor fan, fitted vanity mirror and contemporary ceiling mounted light.

OFFICE 6' 5" x 6' 10" (1.96m x 2.08m) Office space benefits from central heating radiator, fitted telephone point, Upvc double glazed window to the front and turning staircase leading to second floor accommodation.

#### SECOND FLOOR ACCOMMODATION

MASTER BEDROOM 16' 10 average" x 17' 10 max" (5.13m x 5.44m) Benefits from two integral fitted wardrobes providing both hanging rail and storage shelving, two double central heating radiators, walk in turret style Upvc double glazed window to the front and Upvc double glazed Velux roof window to the rear. Contemporary style oak door leads into

EN SUITE 6' 6" x 5' 10" (1.98m x 1.78m) Superb modern high quality en suite facility benefits from dual low level flush W.C., pedestal wash hand basin with mixer tap and independent step in tiled shower cubicle with mains fed shower. Modern ceramic tiled walls to dado rail height, slate effect vinyl tiled flooring, recessed ceiling spotlights, electric extractor fan, ladder style towel radiator and Upvc double glazed opaque Velux roof window to the rear.

#### EXTERNAL

FRONT AND SIDE To the front of the property is an open plan lawned garden with well stocked borders, paved walkway leading to front door with tiled storm porch and courtesy coach light. To the side of the property, driveway leads to brick built garage with up and over door having the benefit of both power and light connected. Timber pedestrian access gate leading to the side and rear.

REAR To the rear of the property is a good sized fully enclosed mature lawned garden with good quality timber perimeter fencing and fitted cold water supply.

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.

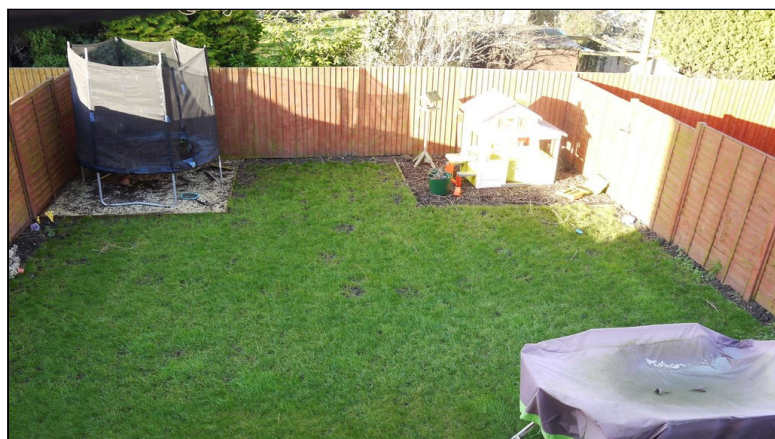
We would recommend that all the information that we

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 on to Boothferry Road, and then immediately turn right on to Mariners Street. Turn left on to Stanhope Street, at roundabout, take 4th exit on to North Street. Follow the road around where the road name changes to Hook Road and then changes to Goole Road. Road name changes to High Street. Turn right on to Hudscroft Drive where the property is on the left hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: C





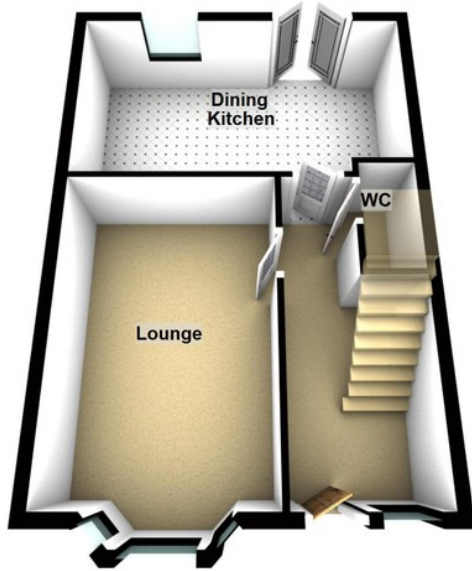
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**Ground Floor**

Approx. 42.9 sq. metres (461.9 sq. feet)



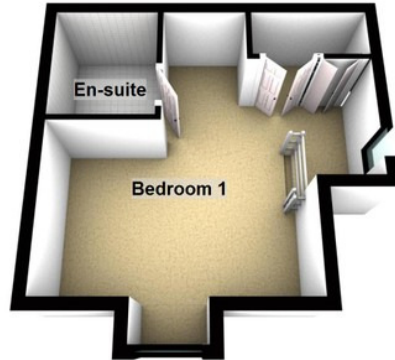
**First Floor**

Approx. 42.6 sq. metres (458.8 sq. feet)



**Second Floor**

Approx. 25.1 sq. metres (270.4 sq. feet)



Total area: approx. 110.7 sq. metres (1191.2 sq. feet)

