



Ferry Lane
Hook
DN14 5NZ

£370,000

- Quality Detached House
- Five Double Bedrooms
- En Suite & Dressing Area
- Spacious Kitchen & Utility
- Conservatory
- Enclosed Gardens
- Double Garage & Parking
- EPC Rating D



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Registered in England No 8047217 Registered Office: Suite One,
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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Hook- Available with no onward chain. Beautifully appointed high quality detached house situated in the well regarded village of Hook and providing excellent access to the regions motorway network. Having double garage, drive-thru block paved driveway, enclosed rear gardens including garden room (with hot tub & sauna available by separate negotiation) and solar powered hot water providing majority of hot water in sunny periods. All the bedrooms and reception rooms have TV connections and free satellite and all radiators have TRV's fitted. The accommodation to the ground floor comprises; entrance porch, entrance hallway, lounge, study, groundfloor WC, high quality living kitchen with multi integrated appliances, conservatory & spacious utility room. An impressive staircase leads to first floor landing and five double bedrooms including stunning & spacious master bedroom with dressing area and quality en suite shower room plus elegant & modern house bathroom. Wireless security

ENTRANCE Modern Upvc front entrance door with double glazed insert and matching side panel leads into

ENTRANCE LOBBY With impressive stone flooring, recessed LED lights, Upvc double glazed windows with fitted vertical blinds to the side and Upvc entrance door with double glazed opaque insert and matching floor to ceiling side panels leads into

ENTRANCE HALLWAY Impressive and spacious entrance hall benefits from high quality porcelain flooring, coving to the ceiling, recessed ceiling LED lighting, smoke alarm, radiator, extremely useful under stairs storage cupboard, stairs rising to first floor accommodation, Oak internal doors with glazed inserts leading off.

LOUNGE 18' 7" x 16' 5 max" (5.66m x 5m) Spacious lounge benefits from laminate wood flooring, coving to the ceiling and recessed LED ceiling lighting, radiator and Upvc double glazed windows with fitted bespoke perfect fit venetian blinds to both front and side.

OFFICE 7' 9" x 7' 6" (2.36m x 2.29m) With porcelain tiled floor, coving to the ceiling, radiator, fitted work station, Upvc double glazed window with fitted bespoke perfect fit venetian blind to the side.

GROUND FLOOR W.C 6' 8" x 4' 8" (2.03m x 1.42m) Superb high quality w.c with porcelain tiled floor and fully ceramic

tilled walls, recessed ceiling LED lighting and stainless steel ladder style radiator. Contemporary white suite with vanity wash hand basin with contemporary style mixer tap, dual low level flush w.c and Upvc double glazed opaque window to the front.

BREAKFAST KITCHEN 14' 8" x 22' 10" (4.47m x 6.96m) High quality porcelain flooring running through from the hallway and fitted modern high quality kitchen finished in high gloss with stainless steel door furniture. Integrated appliances to include four ring electric 'Neff' hob with stainless steel chimney extractor hood above, twin Zanussi electric oven, two integrated larder style fridge freezers, electrically operated open and closed storage drawers and dishwasher. Breakfast bar, twin bowl coloured resin sink with contemporary style mixer tap to incorporate filtered water. Recessed ceiling LED lighting, radiator, fan assisted plinth heating, Upvc double glazed window with fitted bespoke perfect fit venetian blinds to the side, Upvc double glazed double doors opening out onto block paved patio area and internal opening into

UTILITY ROOM 7' 1" x 15' 9" (2.16m x 4.8m) With fitted high gloss units to match kitchen with stainless steel door furniture, marble effect preparation surfaces and coordinating ceramic splash backs, single bowl stainless steel circular sink with mixer tap, plumbing for automatic washer

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and dryer, porcelain tiled flooring, coving to the ceiling, radiator and Upvc double glazed windows over looking the rear and Upvc door with double glazed opaque insert opens out onto patio area. Personal access door into garage.

CONSERVATORY 17' 7" x 10' 9" (5.36m x 3.28m) Spacious conservatory with porcelain tiled flooring, two radiators, and fitted power points. Upvc double glazed units set on brick base with fitted bespoke vertical window blinds and Upvc double glazed double doors opening out onto block paved patio area.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Impressive turning stairs case with painted turned timber spindles and balustrade with Upvc double glazed window to the side with fitted perfect fit blinds leads to spacious landing with recessed ceiling LED lighting, hard wired smoke alarm, access to roof void and high quality oak doors leading off.

BEDROOM ONE 26' 9" x 16' 7" (8.15m x 5.05m) Spacious master bedroom with a vast range of fitted bedroom furniture to include, six five drawer dressing tables with stainless steel T bar drawer handles, matching three drawer bedside cabinets with fitted reading lights and integrated headboard, three double mirrored wardrobes providing both hanging rail and storage shelving with stainless steel T bar handles, coving to the ceiling, impressive decorative ceiling rose, radiator and Upvc double glazed windows to both front and side. The bedroom also incorporates a dressing area with recessed ceiling spot lights and central fitted light, further fitted corner wardrobe, radiator and Upvc double glazed window to the side with fitted venetian blind. Internal doorway leads into

EN SUITE 9' 4" x 6' 4" (2.84m x 1.93m) Impressive fully tiled en suite shower room with good quality fitted white suite to include dual low level flush w.c and bidet, wall mounted wash hand basin with contemporary style mixer tap and independent step in shower cubicle, stainless steel ladder style radiator, recessed ceiling LED lights, electric extractor fan, Upvc double glazed opaque window with fitted venetian blind to the side

BEDROOM TWO 14 max' 0" x 15' 9" (4.27m x 4.8m) Fitted with a good range of colour wash finished wardrobes to include two double wardrobes, single wardrobe, dressing table and overhead storage cupboards. Fitted laminate wood flooring, coving to the ceiling, ceiling LED lights, radiator and Upvc double glazed window to the rear.

BEDROOM THREE 14' 7" x 11' 9" (4.44m x 3.58m) With oak effect laminate wood flooring, coving to the ceiling, ceiling mounted spot lights, radiator and Upvc double glazed window to the rear.

BEDROOM FOUR 12' 7" x 12' 7" (3.84m x 3.84m) With coving to the ceiling, laminate wood flooring, radiator, ornamental ceiling rose and Upvc double glazed windows over looking the front.

BEDROOM FIVE 10' 9" x 11' 3" (3.28m x 3.43m) With coving to the ceiling, laminate wood flooring, radiator and Upvc double glazed window providing views over the rear garden.

BATHROOM 6' 9" x 11' 0" (2.06m x 3.35m) Ultra modern house bathroom (fitted in 2014) with contemporary white suite and stripped floorboard effect floor covering, coving to the ceiling, recessed ceiling LED spot lights and radiator. Fitted white suite comprises of dual low level flush w.c, oval wash hand basin with contemporary style mixer tap, P shaped shower bath with fitted shower screen, mixer taps and Monsoon style shower. Upvc double glazed opaque window with fitted perfect fit blind.

EXTERNAL

FRONT & SIDE To the front of the property is a brick built retaining wall with twin pillared drive through entrances leading to substantial block paved parking area which provides multi vehicle off street parking with extremely well stocked borders and brick built perimeter walls with decorative wrought iron railings, walkway to front door with courtesy light, whilst the driveway leads to integral garage. To the far side of the property is a further block paved parking area ideal for motorhome, caravan etc, having twin wrought iron access gate and wrought iron pedestrian access gate leading to the side and rear. To the side is an enclosed mature garden with brick built perimeter wall and decorative railings on top with outside power point and lighting leading to the rear.

DOUBLE GARAGE 17' 11" x 15' 11" (5.46m x 4.85m) The double garage has electric controlled roller door, fitted cloak hanging, central heating boiler.

REAR To the rear is a fully enclosed and attractive mature lawned garden, brick built perimeter wall, immediately behind the property is an attractive block paved patio area with outside lights, hot and cold water supply and raised flower beds, shaped lawned garden with stepping stones leading to garden room set with timber decking area surround. External electric patio wall heater and



electronically remote operated roller canopy to seated area.
The garden room comprises of Upvc double glazed units
(with hot tub and sauna available by separate negotiation).

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 Goole heading for the village of Hook, upon entering Hook follow the road right to the bottom and turn right onto Ferry Lane. where the property is on the left hand side and can be identified by our Housesetc For Sale board.

AGENTS NOTES Any freestanding items specifically wardrobes, hot tub and sauna to be available by separate negotiation

Council Tax: F



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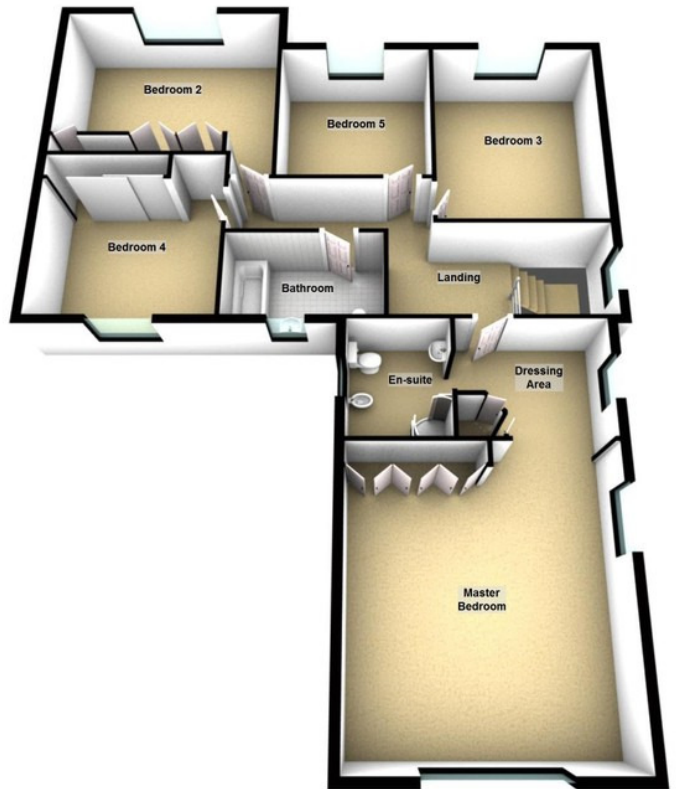
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Ground Floor
Approx. 136.0 sq. metres (1463.5 sq. feet)



First Floor
Approx. 126.1 sq. metres (1357.2 sq. feet)



Total area: approx. 262.0 sq. metres (2820.7 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 The Mobile Agent.

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