



The Slipway Hook DN14 5FE

£275,000

- Extended Det House
- 5 Good Size Bedrooms
- Two En Suites
- Dining Kitchen & Utility
- Games/Play Room Ext
- Double Detached Garage
- No Onward Chain
- EPC Rating C

91 Pasture Road **T. 01405 780 666**
Goole **F. 01405 762 942**
East Yorkshire **E. info@housesetc.co.uk**
DN14 6BP **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- Significantly extended detached house, five bedrooms plus converted attic, two en suites, substantial fitted dining kitchen, games room/gym extension, groundfloor WC & good size house bathroom with shower, detached double garage, popular location.

ENTRANCE

Timber entrance door with glazed insert leads into

ENTRANCE HALLWAY

Benefits from good quality wood flooring, useful understairs storage cupboard, coving to the ceiling, recessed ceiling spotlights, hardwired smoke alarm, retro style wall mounted radiator, stairs rising to first floor accommodation. Opening into kitchen and doors leading off.

GROUND FLOOR W.C 6' 1" x 2' 6" (1.85m x 0.76m)

With wood flooring running through from hallway, modern suite comprising low level flush W.C and circular wall mounted wash hand basin, coving to the ceiling, electric extractor fan and Upvc double glazed opaque leaded window to the front.

DINING KITCHEN 20' 0" x 11' 3" (6.1m x 3.43m)

Good quality wood flooring running through from hallway and modern fitted wall and base units with stainless steel style T-bar door and drawer furniture, integrated electric oven and four ring hob with stainless steel chimney style extractor hood above, granite food preparation surfaces with coordinating ceramic splash back tiling, 1 and 1/2 bowl enamel sink with contemporary style mixer tap, plumbing for dishwasher, coving to the ceiling, recessed ceiling spotlights, granite breakfast bar and two Upvc double glazed windows, one to the dining area and one in the kitchen. Opening into

UTILITY ROOM

With space for freezer, fridge, washing machine and dryer, granite work surfaces with coordinating ceramic splash back tiling, wall mounted units to match kitchen, coving to the ceiling, recessed ceiling spotlights, wall mounted gas combination boiler, wood flooring running through from kitchen and rear timber entrance door with double glazed stained and leaded glass insert opens into the rear.

LOUNGE 20' 0" x 11' 3" (6.1m x 3.43m)

Spacious lounge with coving to the ceiling, two central heating radiators and Upvc double glazed leaded window with fitted window blinds overlooking the front. Timber double glazed door with adjoining full height side panel opens into

GAMES ROOM EXTENSION 22' 6 max" x 20' 5 max" (6.86m x 6.22m)

This extremely spacious extension benefits from recessed ceiling spotlights, solid wood flooring, integrated sound system, two central heating radiators, Upvc double glazed windows to both side and rear, Upvc double glazed double doors to front and side and additional Upvc double glazed door to the side.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Staircase benefits from turned timber spindles and balustrade above leading to galleried landing with recessed ceiling spotlights, coving to the ceiling, timber framed double glazed leaded window to the front, two useful under stairs storage cupboards, stairs rising to second floor

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accommodation and internal doors leading off.

MASTER BEDROOM 12' 1" x 16' 6 max" (3.68m x 5.03m)
Spacious master bedroom benefits from recessed ceiling spotlights, central heating radiator and Upvc double glazed window to the rear. Internal door leads into

EN-SUITE 7' 1" x 8' 2" (2.16m x 2.49m)
Superb modern en-suite facility benefits from good quality tiled flooring and tiled walls to dado rail height, contemporary white suite comprising free standing roll edge bath with contemporary mixer tap and telephone style shower attachment, wall mounted wash hand basin, dual low level flush W.C., stainless steel towel radiator and Upvc double glazed opaque window to the rear.

BEDROOM TWO 11' 8" x 9' 10 min" (3.56m x 3m)
With a good supply of fitted wardrobes incorporating bedside cabinets, display shelving, storage shelving, head board and over head cupboards. Recessed ceiling spotlights, coving to the ceiling, central heating radiator and timber framed double glazed window to the rear. Internal door leads into

EN-SUITE 8' 6" x 4' 0" (2.59m x 1.22m)
Good quality en-suite facility with three ceramic tiled walls to dado rail height, white suite with antique effect fittings incorporating pedestal wash hand basin, low level flush W.C., independent step in tiled shower cubicle, coving to the ceiling, central heating radiator, electric extractor fan and timber framed double glazed opaque window to the rear.

BEDROOM THREE 7' 10" x 11' 3" (2.39m x 3.43m)
Third double bedroom with coving to the ceiling, central heating radiator and timber framed double glazed leaded window to the front.

BEDROOM FOUR 7' 8" x 11' 3" (2.34m x 3.43m)
Fourth good sized bedroom with coving to the ceiling, central heating radiator, timber framed double glazed leaded window to the front.

BEDROOM FIVE 10' 1" x 10' 1" (3.07m x 3.07m)
Good sized bedroom which could also be used as a nursery or dressing room and can be accessed via the master bedroom or landing. Recessed ceiling spotlights, coving to the ceiling, central heating radiator and Upvc double glazed window to the front.

HOUSE BATHROOM
Spacious house bathroom with white suite comprising low level flush W.C., pedestal wash hand basin and bath with

antique effect taps, step in part glazed shower cubicle, central heating radiator and Upvc double glazed window to the rear.

SECOND FLOOR ACCOMMODATION

STAIRS AND LANDING

Second storey accommodation with staircase comprising turned timber spindles and balustrade leading to landing with recessed ceiling spotlights. Good sized landing leads to

CONVERTED ATTIC SPACE 5' 10" x 13' 2" (1.78m x 4.01m)
With recessed ceiling spotlights and access to roof void storage space.

EXTERNAL

FRONT

To the front is an open block paved parking area with inset lights offering multi vehicle off street parking with front door having courtesy coach light and storm porch. Double wrought iron gates lead to side

SIDE

Additional multi vehicle block paved parking area to the side leads to double brick built detached garage with a small extension to the back and with twin up and over doors and having the benefit of both power and light connected, fixed staircase leads to eaves storage space. Double wrought iron gates leads to rear.

REAR

To the rear is a fully enclosed mature lawned garden with timber perimeter fencing with stone patio area. To the rear is a electric remote control wind out canopy with wind speed censor and wall mounted patio heater. To the far side of the property is an additional hard standing area.

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 right at the traffic lights onto Boothferry Road and immediately turn right straight after the railway lines on to Mariners Street. Bear left and turn left on Stanhope Street. At roundabout, take 4th exit on to North Street. Follow the road round where the road name changes to Hook Road and again to Goole Road. Follow into the village of hook and turn right on to The Waterside and turn left on to The Slipway where the property is at the end of the cul de sac and can be easily identified by our Housesetc For Sale board.

Council Tax: E





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Ground Floor

Approx. 78.6 sq. metres (846.5 sq. feet)



Total area: approx. 190.8 sq. metres (2053.4 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.

First Floor

Approx. 91.7 sq. metres (986.8 sq. feet)



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