

# Park Row



**High Street, Hook, Goole, DN14 5PJ**

**Offers Over £250,000**



**\*\* WRAP-AROUND GARDEN \*\* NO UPWARD CHAIN \*\*** This detached bungalow, situated in the village of Hook briefly comprises: Hall, Lounge Diner, Kitchen, three bedrooms, Bathroom and Conservatory. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE POSITION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**











## PROPERTY OVERVIEW

A beautifully presented detached bungalow located in the highly sought-after village of Hook. Ideally positioned close to local amenities, the property benefits from a village hall and local shop both within comfortable walking distance, offering the perfect balance of village charm and everyday convenience.

The property comprises with a spacious entrance hall which leads into a spacious L-shaped lounge/diner, so eating with the family can be relaxing and entertaining, the lounge diner also features dual-aspect windows that allow an abundance of natural light, including an attractive bay window. The fully fitted kitchen is well equipped with integrated appliances and offers ample cupboard storage.

Bedroom one benefits from fitted wardrobes providing excellent storage and enjoys a rear-facing window with pleasant views over the garden. Bedroom two features' doors leading directly into the conservatory, creating a bright and versatile space ideal for guests, a home office, or additional living accommodation. It leads out into the rear garden giving lovely views over the garden and a third bedroom situated to the side of the property.

The bathroom is fitted with a modern vanity unit and features a shower over the bath, offering both style and practicality.

Externally, the property benefits from a detached garage providing parking or additional storage. The gardens wrap around the bungalow and are mainly laid to lawn, complemented by established shrubs. A driveway to the side of the property provides access to the garage and further off-road parking.

## ACCOMMODATION

### Entrance

### Hall

12'7" x 12'5"\* (maximum) (3.86m x 3.81m\* (maximum))

### Lounge Diner

22'0" x 15'5"\* (6.73m x 4.71m\*)

### Kitchen

10'10" x 9'9" (3.31m x 2.98m)

### Bedroom One

12'11" x 11'2" (3.95m x 3.42m)

### Bedroom Two

10'7" x 10'5" (3.24m x 3.20m)

### Conservatory

12'0" x 10'1" (3.66m x 3.08m)

### Bedroom Three

9'9" x 7'3" (2.99m x 2.21m)

## Bathroom

9'8" x 5'8"\* (2.96m x 1.74m\*)

## EXTERIOR

### Front

### Side

Pathway leading to patio area with wrought iron decorative pedestrian access gate giving access onto the pedestrian footpath. Floodlight on 'PIR' sensor. Further lawned area.

### Rear

Additional patio area leading from the Conservatory. Outside lights on 'PIR' sensors. Raised herbaceous borders. Composite pedestrian access door giving access into the Garage with a uPVC double glazed frosted window to the rear elevation. Further hardstanding to the rear of the Garage.

## DIRECTIONS

Leave our Goole office on Pasture Road and turn left onto Boothferry Road. Turn right onto Mariners Street and bear left to stay on Mariners Street. Turn left onto Stanhope Street and take the third exit off the roundabout on to North Street, which leads onto Hook Road. Proceed along Hook Road following the road into Hook. The property can be identified on the left by our Park Row Properties 'For Sale' board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Yorkshire \council

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING & APPLIANCES.

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not



targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## UTILITIES, BROADBAND AND MOBILE COVERAGE.

Electricity: Mains

Heating: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

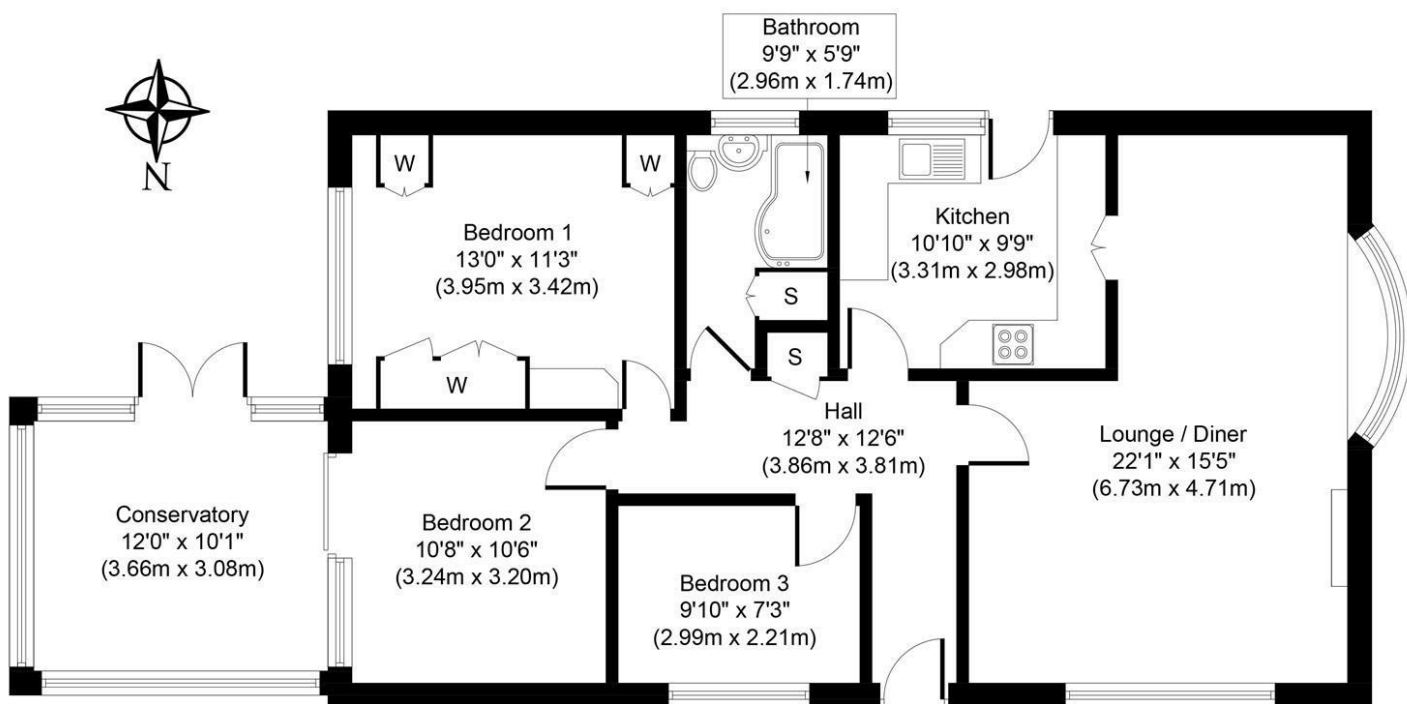
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





**Approximate Floor Area**  
**1045 Sq. ft.**  
**(97.1 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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