

Park Row



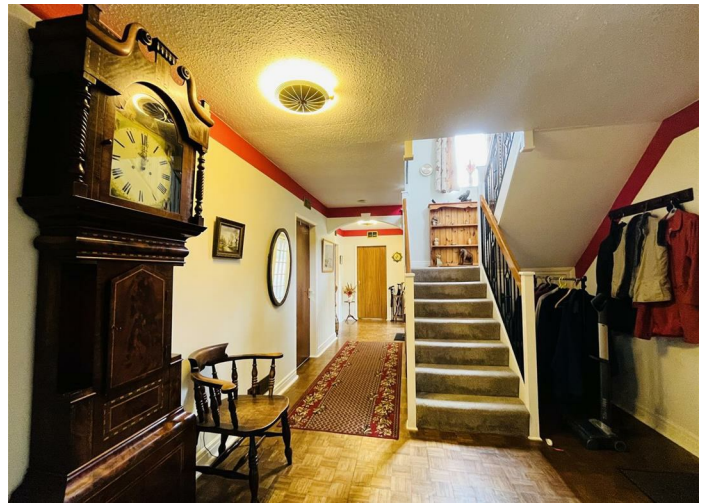
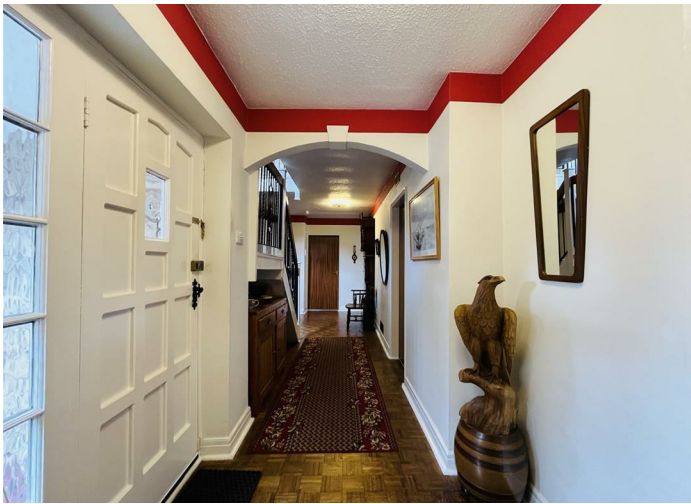
High Street, Hook, Goole, DN14 5PL

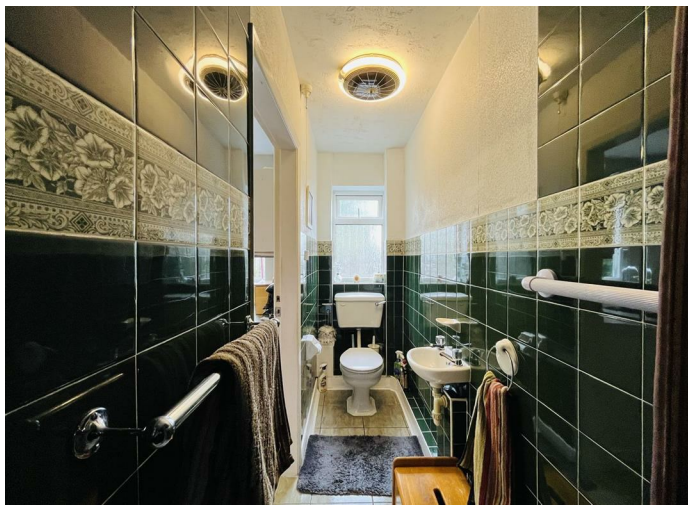
Offers Over £425,000



**** VIEWS OVER THE RIVER**LARGE MATURE GARDEN TO THE FRONT **** Situated in the village of Hook, this detached property comprises: Porch, Hallway, three Bedrooms, Utility Room, Shower Room with W.C and family Bathroom. First Floor comprises Lounge Diner, Kitchen, W.C, Bedroom four and Office/ Bedroom five. Externally the property benefits from private driveway, ample room for parking, double garage, impressive front garden, and garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE 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

Set in an enviable riverside position, With no onward chain this five-bedroom detached "upside-down" home has been thoughtfully designed to maximise the stunning panoramic riverbank views from the principal living accommodation. The upper floor offers a spacious lounge and dining area, flooded with natural light from windows on three sides, creating spectacular views across the surrounding landscape and river. The fitted kitchen provides ample workspace and storage, complemented by a practical walk-in pantry. Also on this level are a convenient separate W.C, Bedroom Four enjoying peaceful rear river views, and Bedroom Five, ideal as a home office or guest room. The ground floor features three well-proportioned bedrooms, a particularly spacious hallway which also benefits from a lift, a valuable asset to the property, offering convenient access throughout the home and enhancing practicality, particularly given the upside-down layout by ensuring effortless movement between living and bedroom levels, a generous utility room with a drying cupboard which helps with those cold winters, and has direct access to the rear and also to a shower room with W.C. There is also a separate bathroom with ample storage cupboards. Approached via a private driveway with parking for several vehicles, the property also benefits from a larger than average garage which is accessible from the hallway also being equipped with a workshop. The impressive frontage is framed by mature shrubs, trees, and a beautifully maintained lawned garden with patio seating area which is secluded and not overlooked. The rear is paved directly outside the door and has gated access directly onto the riverbank, offering a truly idyllic outdoor setting., with more lawned garden. This exceptional home perfectly combines space, style, and breathtaking riverside surroundings, creating a unique opportunity for family living. Hook is conveniently placed for local amenities, highly regarded schools, countryside walks, and excellent transport links to Hull, Leeds, York, and the motorway network. The village is well known for its welcoming community atmosphere, picturesque surroundings, and scenic riverside walks along the banks of the Ouse.

GROUND FLOOR ACCOMMODATION

Porch

7'1" x 5'9" (2.16m x 1.76m)

Hallway

26'8" x 10'11" (8.13m x 3.34m)

Bedroom One

16'10" x 9'6" (5.15m x 2.91m)

Bedroom Two

11'11" x 10'0" (3.64m x 3.06m)

Bedroom Three

10'11" x 8'11" (3.34m x 2.72m)

Utility Room

11'11" x 10'5" (3.64m x 3.20m)

Shower Room

11'11" x 2'2" (3.65m x 0.67m)

Bathroom

8'10" x 7'10" (2.70m x 2.40m)

FIRST FLOOR ACCOMMODATION

Landing

25'7" x 10'9" (7.82m x 3.30m)

Lounge

18'11" x 16'11" (5.78m x 5.16m)

Kitchen

11'11" x 9'10" (3.65m x 3.02m)

Bedroom Four

11'1" x 10'5" (3.38m x 3.19m)

Office / Bedroom Five

11'9" x 8'0" (3.60m x 2.44m)

W.C

5'6" x 0'3" (1.70m x 0.08m)

EXTERIOR

Front

Beautifully presented front garden with lawned area, patio area and summer house, with ample parking.

Rear

A paved area outside with wooden gated access to the river bank and more lawned area.

Garage

21'7" x 12'0" (6.60m x 3.67m)

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 right by our Park Row Properties 'For Sale' board.

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire Council

Tax Banding: F

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.

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.

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

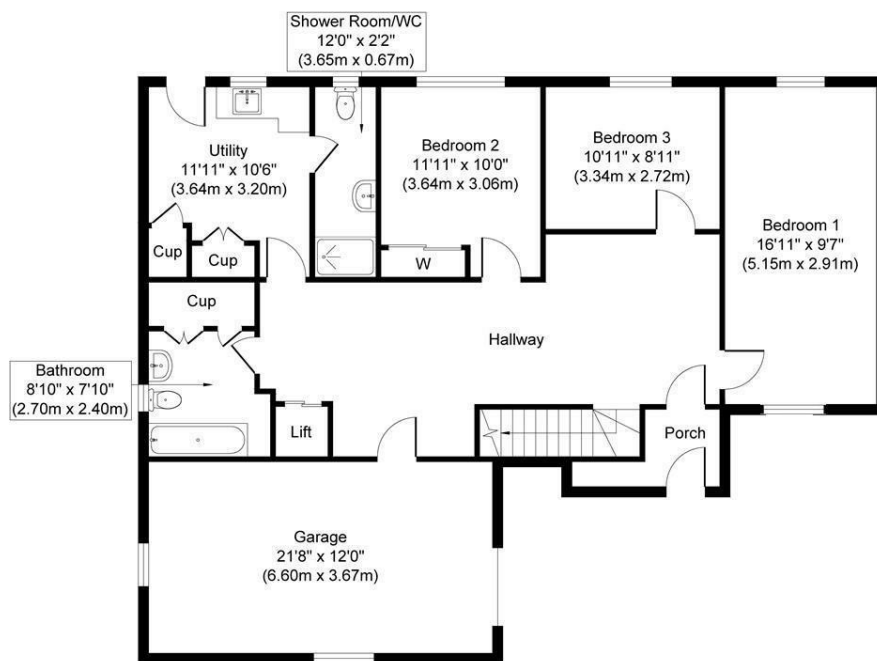
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

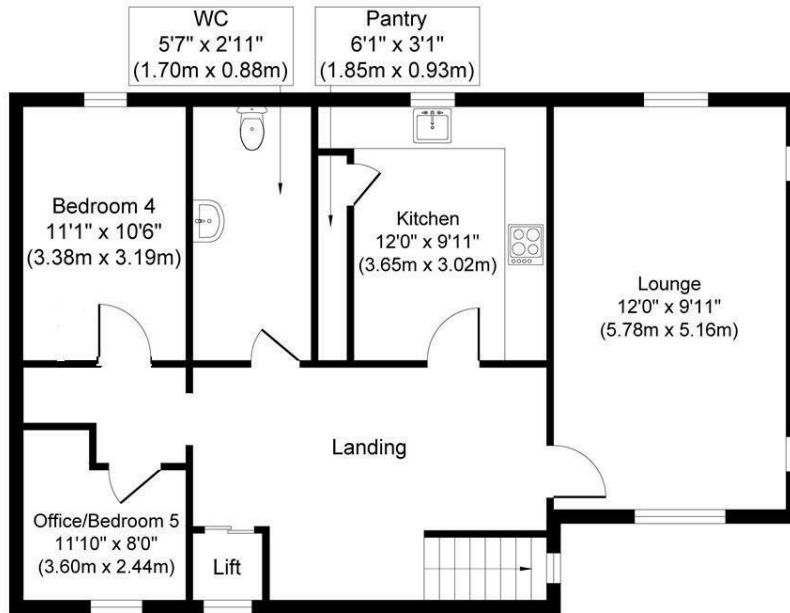
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
1318 sq. ft
(122.41 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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First Floor
Approximate Floor Area
787 sq. ft
(73.11 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC