

Park Rôw



High Street, Hook, Goole, DN14 5PQ

Offers Over £160,000



** CHARACTERFUL FEATURES ** CCTV ** Situated in the desirable village of Hook, this property briefly comprises: Lounge, Kitchen and Bathroom. To the First Floor: two double bedrooms, with En-Suite to Bedroom One. Externally, the rear benefits from an enclosed flagged patio area. **VIEWING IS RECOMMENDED 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 Summary

A charming two bedroom end terrace property nestled in the desirable village of Hook. This delightful home offers a welcoming Lounge and a fully equipped Kitchen, along with a well-appointed Ground Floor Bathroom. Upstairs, you'll find two spacious double bedrooms, with the master bedroom featuring a convenient W.C. and shower. The property boasts characterful features throughout, enhancing its appeal and adding to its unique charm. Whether you're looking for a comfortable home with potential or a quiet village retreat, this property presents an excellent opportunity. Located in a peaceful setting, yet with easy access to local amenities, it's a perfect choice for those seeking a blend of rural tranquility and modern living.

GROUND FLOOR ACCOMMODATION

Lounge

12'5" x 11'9" (3.80m x 3.60m)

Kitchen

17'4" x 11'4" (5.29m x 3.47m)

Bathroom

9'0" x 6'3" (2.75m x 1.92m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'10" x 10'10" (4.22m x 3.31m)

En-Suite

3'8" x 2'7" (1.12m x 0.80m)

Bedroom Two

12'5" x 12'0" (3.79m x 3.66m)

EXTERIOR

Front

Pedestrian footpath.

Rear

Flagged patio area giving access to outbuilding with timber pedestrian access door and frosted window to the side elevation. Decorative wrought-iron pedestrian access gate. Outside electrical point and tap.

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 by our Park Row Properties 'For Sale' board.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: A

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.

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.

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.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) 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.

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:

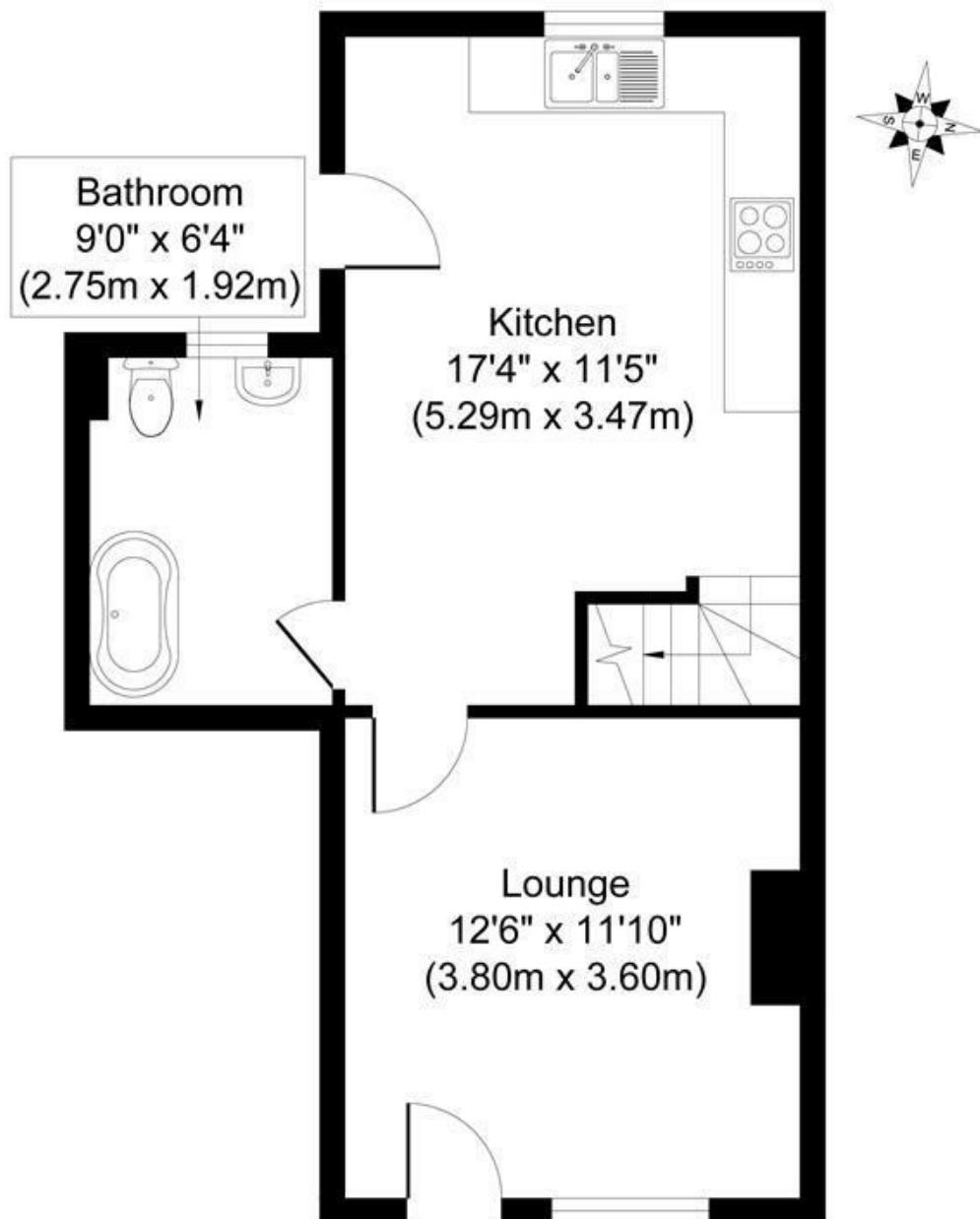
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

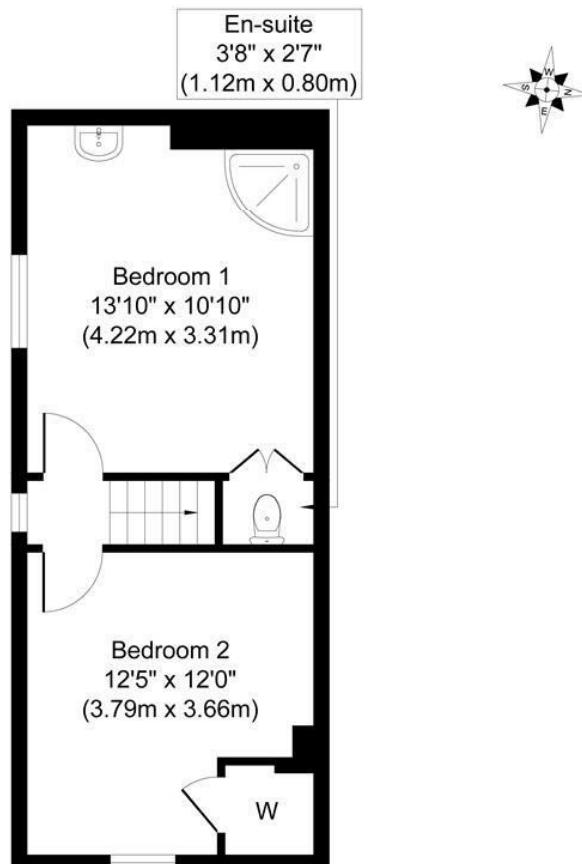
CASTLEFORD - 01977 558480



Ground Floor Approximate Floor Area **416 sq. ft (38.63 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
356 sq. ft
(33.08 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Future	Current	Future
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)	A	83		A (92 plus)	A
B (81-91)	B	52		B (81-91)	B
C (70-80)	C			C (70-80)	C
D (59-69)	D			D (59-69)	D
E (48-58)	E			E (48-58)	E
F (37-47)	F			F (37-47)	F
G (21-36)	G			G (21-36)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	