

# Park Row



**Willow Drive, Hook, Goole, DN14 5PX**

**Offers Over £210,000**



**\*\*OFF STREET PARKING\*\* FITTED WARDROBES\*\*** Situated in the desirable village of Hook, this property briefly comprises: Porch, Living Room, Dining Room, Kitchen. To the first floor are three Bedrooms and family Bathroom. Externally the property benefits from driveway to the front, with an enclosed rear garden with patio seating area, lawned area and raised lawn with flower beds. **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 OVERVIEW

This well presented semi-detached family home is situated in the popular village of Hook sat within a cul-de-sac and offers well balanced accommodation across two floors.

The ground floor welcomes an entrance porch leading into a bright living room with ample space, with stairs leading up to the first floor, a separate spacious dining room ideal for family meals or entertaining with a storage cupboard housing the combi boiler. This leads into the modern fitted kitchen providing ample storage and workspace.

To the first floor are three bedrooms, including a generous principal bedroom with fitted wardrobes, two further bedrooms, and a family bathroom.

Externally, the property benefits from a spacious driveway which provides ample off-street parking to the front. To the rear is an enclosed garden featuring a patio seating area, a lawned garden, and a raised lawned section with established flower beds, providing an attractive and functional outdoor space for relaxation and entertaining.

## GROUND FLOOR ACCOMMODATION

### Porch

5'0" x 3'4" (1.54m x 1.02m)

### Living Room

14'5" x 14'11" (4.40m x 4.56m)

### Dining Room

8'11" x 14'5" (2.72m x 4.40m)

### Kitchen

19'0" x 7'5" (5.80m x 2.28m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

11'5" x 8'2" (3.48m x 2.51m)

### Bedroom Two

10'6" x 8'2" (3.21m x 2.51m)

### Bedroom Three

8'0" x 5'8" (2.45m x 1.75m)

### Bathroom

5'7" x 5'10" (1.71m x 1.80m)

## EXTERIOR

### Front

To the front of the property there is a paved driveway for ample parking.

### Rear

To the rear is a patio seating area with a lawn leading to a raised lawn area with flower bed and shed.

## 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 fourth exit off the roundabout on to North Street, which leads onto Hook Road. Proceed along Hook Road following the road into Hook. Turn right onto River View and then right onto Willow Drive where the property can be clearly identified by a Park Row 'For Sale' board.

## HEATING AND 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Yorkshire County Council

Tax Banding: B

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 Mains

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.

## 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 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.

## 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:

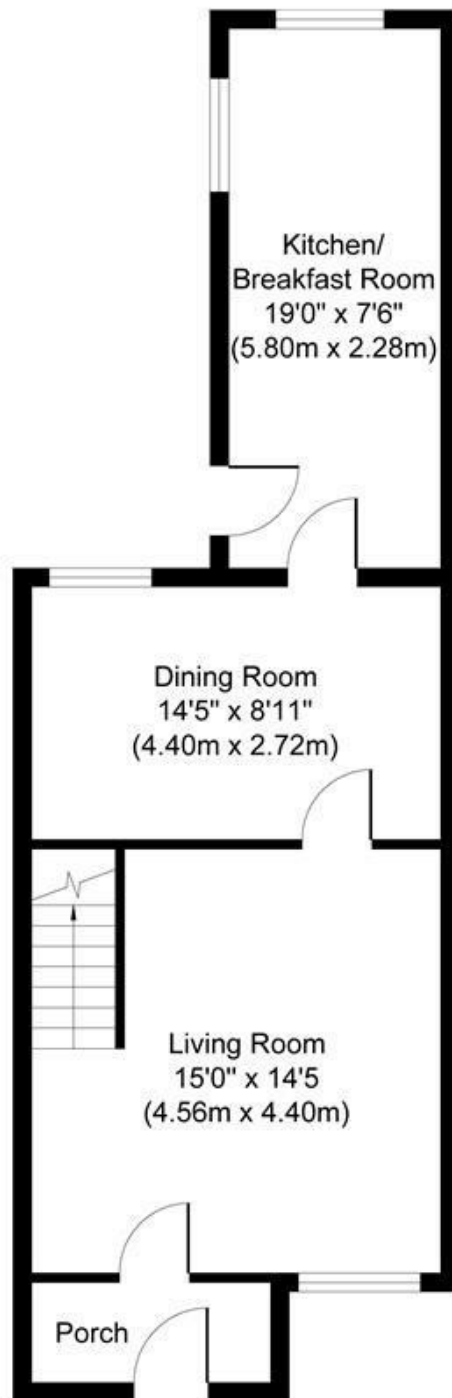
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

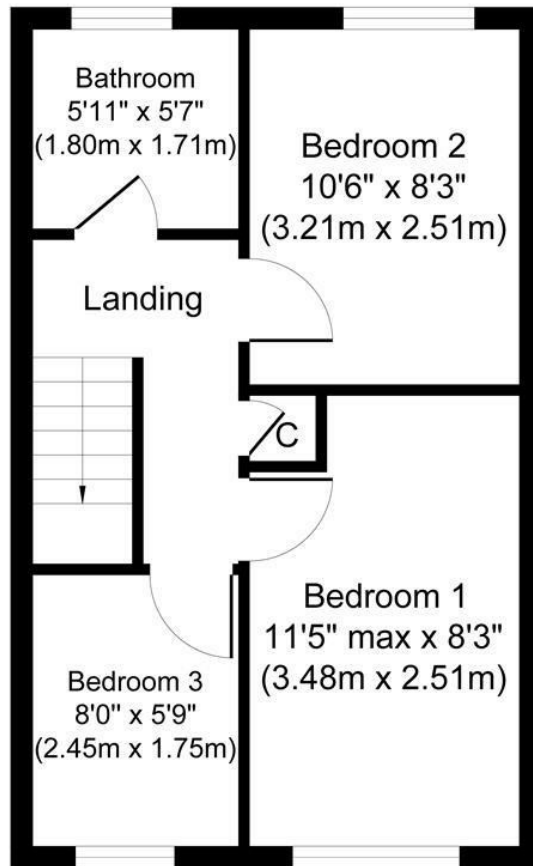
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**529 sq. ft**  
**(49.17 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**  
**350 sq. ft**  
**(32.47 sq. m)**

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