

# Park Row



**Jefferson Close, Hook, Goole, DN14 5NB**

**Offers Over £325,000**



**\*\* FOUR/FIVE BEDROOMS \*\* GARAGE AND DRIVEWAY \*\*** Situated in Hook, this detached family home briefly comprises: Ground Floor w.c, Kitchen, Utility, Study/Bedroom Five, Lounge and Dining/ Garden Room. To the First Floor are four bedrooms, En-Suite to Bedroom One, and Family Bathroom. The property also has a further Dressing Room/Office to the Second Floor, accessed via Bedroom Two. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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.'**





## GROUND FLOOR ACCOMMODATION

### Entrance

Hardwood timber door with top section having two single glazed frosted panels to the front elevation leading into:

### Entrance Hall

18'1" x 6'5" (5.53m x 1.97m )

Panelling to mid height. Central heating radiator, wood effect flooring, stairs leading to First Floor Accommodation with handrail and understairs storage cupboard. Doors leading off and aperture into Kitchen.

### Ground Floor W.C

5'1" x 2'11" (1.55m x 0.90m )



Low flush w.c and wash hand basin with taps over set onto timber vanity. The room is tiled to mid height. Wood effect flooring, uPVC double glazed frosted window to the side elevation, central heating radiator and extractor fan.

### Kitchen

11'5" x 10'6" (3.50m x 3.21m )



Range of maple effect base and wall units in a 'shaker style' with brushed chrome 'T' bar handles. Two of the wall units having glass display cabinets with downlighting. Single bowl white 'Belfast style' ceramic sink inset to granite work surface with chrome mixer tap over and tiled splashback. Separate water filter tap. Electric cooker point with brushed steel electric extractor fan over benefiting from downlighting, integrated dishwasher and integrated fridge. Breakfast bar area.

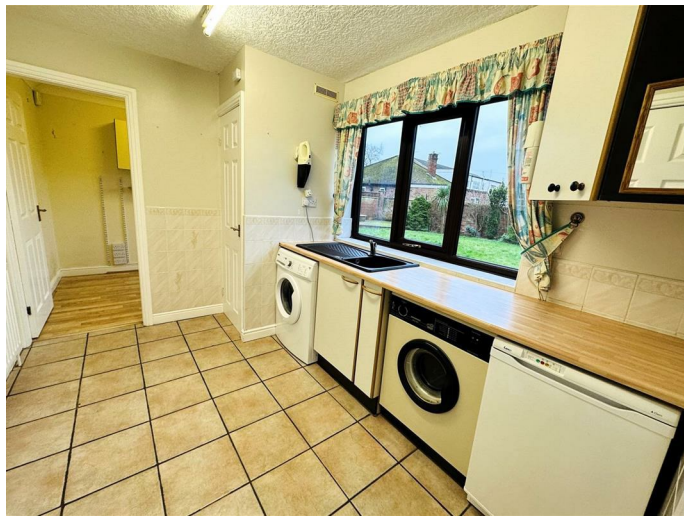


UPVC double glazed window to the front elevation. Central heating radiator, keypad for intruder alarm and door into:



### Utility

11'1" x 7'10" (3.39m x 2.40m )



Range of base and wall units. Single bowl sink and drainer with chrome mixer tap over set into wood block effect laminate work surface with tiled splashback. Plumbing for washing machine, tiled flooring and central heating radiator. Storage cupboard and further storage cupboard housing 'Ideal Logic' central heating boiler and chrome heated towel rail. Composite panel effect door with top section having double glazed frosted panel to the side elevation and further door leading into:

### Study/Bedroom Five

7'11" x 6'5" (2.42m x 1.97m )



UPVC double glazed windows to the rear elevation, central heating radiator, wall units, telephone point and wood effect flooring.

### Lounge

26'5" x 10'6" (8.06m x 3.22m )



Feature fireplace with marble effect back and hearth and decorative fire surround. UPVC double glazed bow window to the front elevation and uPVC double glazed sliding patio door to the rear elevation.



Wood effect flooring, central heating radiators and television and telephone points. Door leading into:



## Dining / Garden Room

20'1" x 12'4" (6.14m x 3.78m )



Hardwood timber double patio doors to the side elevation leading to patio/garden area. UPVC double glazed windows to the side and rear elevations. Central heating radiator, wood effect flooring and stairs leading to First Floor Accommodation, with uPVC double glazed window to the side elevation.

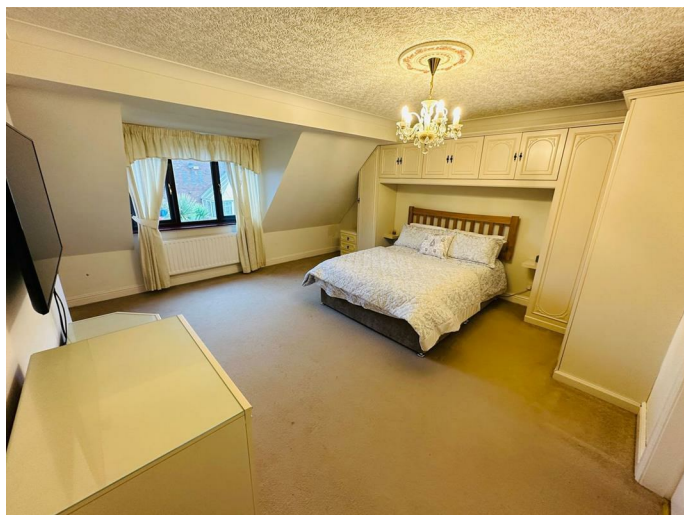
## FIRST FLOOR ACCOMMODATION

### Landing

Loft access and doors leading off.

### Bedroom One

18'4" x 15'11" (5.59m x 4.86m )



Range of fitted wardrobes with drawer sections. UPVC double glazed window to the front elevation, television and telephone points. Panic button for intruder alarm.



Door leading into:

### En-Suite

9'8" x 9'5" (2.97m x 2.88m )

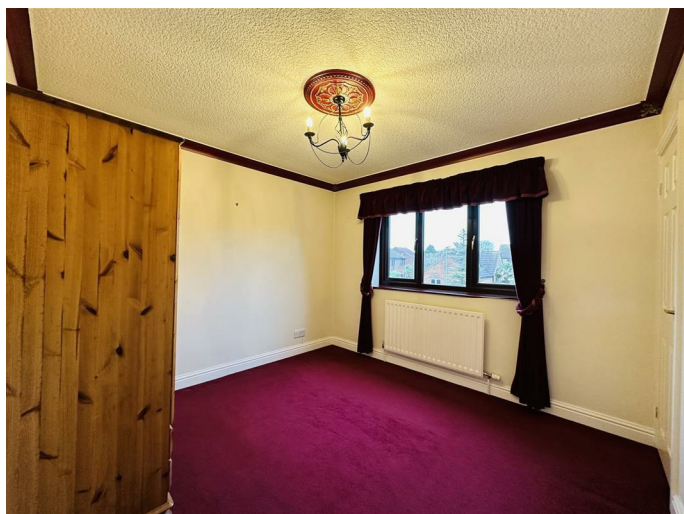


Shower cubicle with chrome trim, chrome shower and chrome controls. Wet walled to coving height. White low flush w.c with chrome fittings and wash hand basin with chrome mixer tap over set into vanity with drawer and storage sections. Extractor fan, central heating radiator and uPVC double glazed frosted window to the rear elevation.



### Bedroom Three

10'6" x 9'10" (3.21m x 3.02m )



Built in overstairs wardrobe providing hanging, shelving and storage space. UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Four

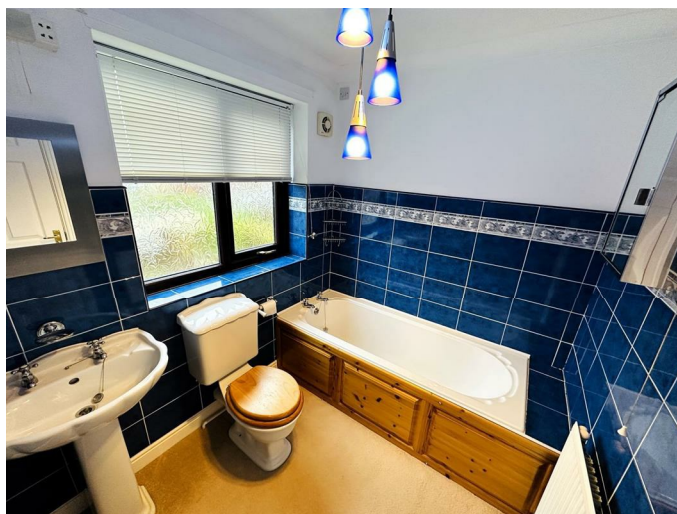
9'6" x 8'4" (2.90m x 2.55m )



Fitted wardrobe and further storage cupboard. UPVC double glazed window to the rear elevation and central heating radiator.

### Family Bathroom

7'3" x 6'2" (2.23m x 1.88m )



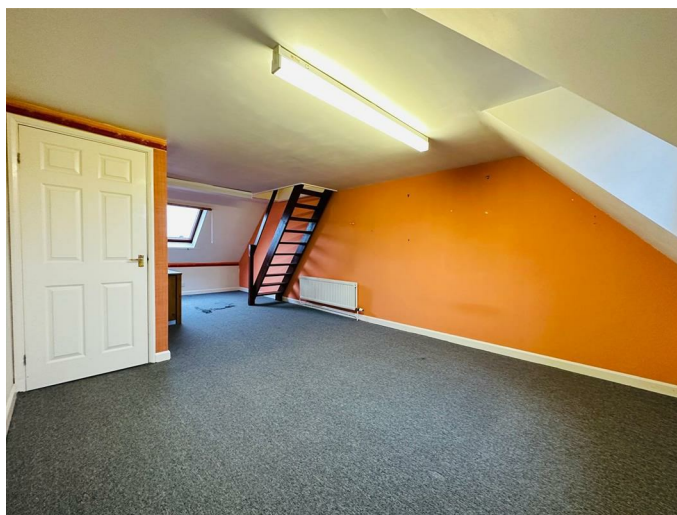
White bath with chrome taps over and timber panelled side. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. The room is tiled to mid height. Central heating radiator, extractor fan, electric shaver point and uPVC double glazed frosted window to the rear elevation.

### Second Landing

Door leading into:

### Bedroom Two

25'4" x 11'10" (7.74m x 3.61m )



UPVC double glazed window to the front elevation and timber framed double glazed 'Velux' skylight window to the rear elevation. Over stairs storage cupboard, central heating radiator and television point. Separate stair case leading up to Second Floor Accommodation.

### SECOND FLOOR ACCOMMODATION



### Dressing Room/Office

11'9" x 8'3" (3.60m x 2.52m )



Range of base units with laminate work surface, timber framed double glazed skylight window to the rear elevation and eaves storage.

### EXTERIOR-Front



Storm porch and outside lamp. Decorative herringbone brick blocked pathway running along the front merging into driveway providing off street parking. This leads to garage which has 'up and over' door and outside floodlight. Herbaceously planted lawned garden with decorative stone borders and decorative wrought iron pedestrian access gate giving access to the side and in turn, to the rear.

### Rear



Flagged storage area separated by timber trellising, concrete posts and gravel boards. Timber pedestrian access gate giving access into the rear. Outside tap, lighting and flagged pathway merging into blocked patio area. The garden is predominantly laid to lawn with stepping stone style pathway through the centre. Raised flagged patio areas and further brick blocked patio area with water feature and sunken pond. The rear garden is fully enclosed with brick wall, coping, hedging and timber fence.







## 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. Go past the Post Office and just after The Blacksmith's Arms, turn left onto Jefferson Close. The property can be clearly identified by a Park Row 'For Sale' board.

## Tenure: Freehold

## Local Authority: East Riding of Yorkshire

Tax Band: D

## TV, Broadband and Mobile Phone Coverage

Mobile Coverage:

EE

Three

O2

Broadband:

Basic

5 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

## 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.

## 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.

## 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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122



PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

### **Tenure, Local Authority and Tax Banding**

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.

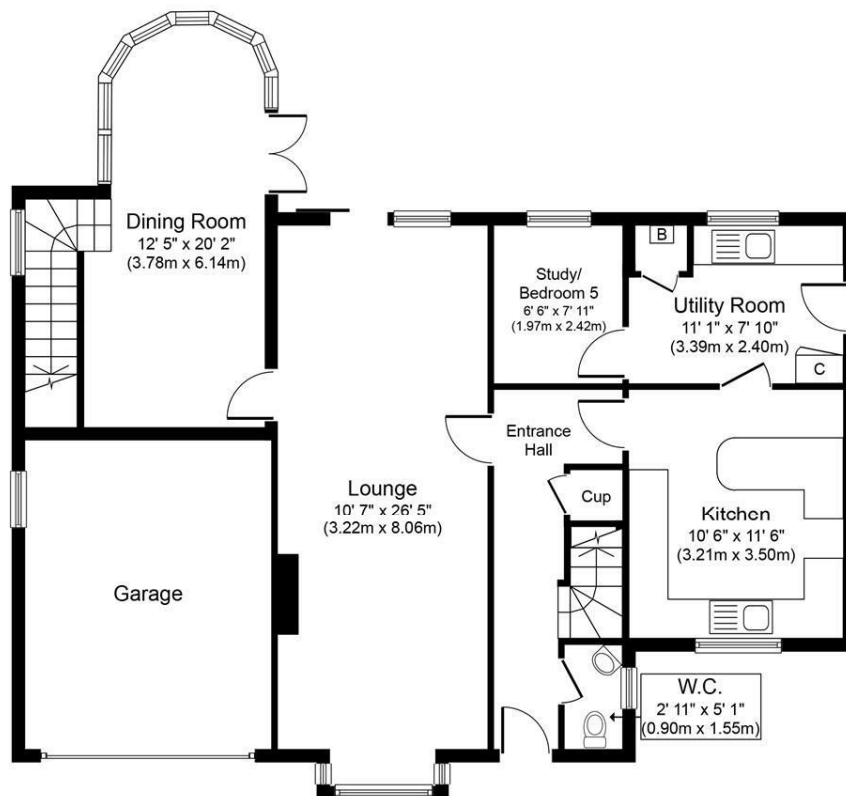
### **Viewings**

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.



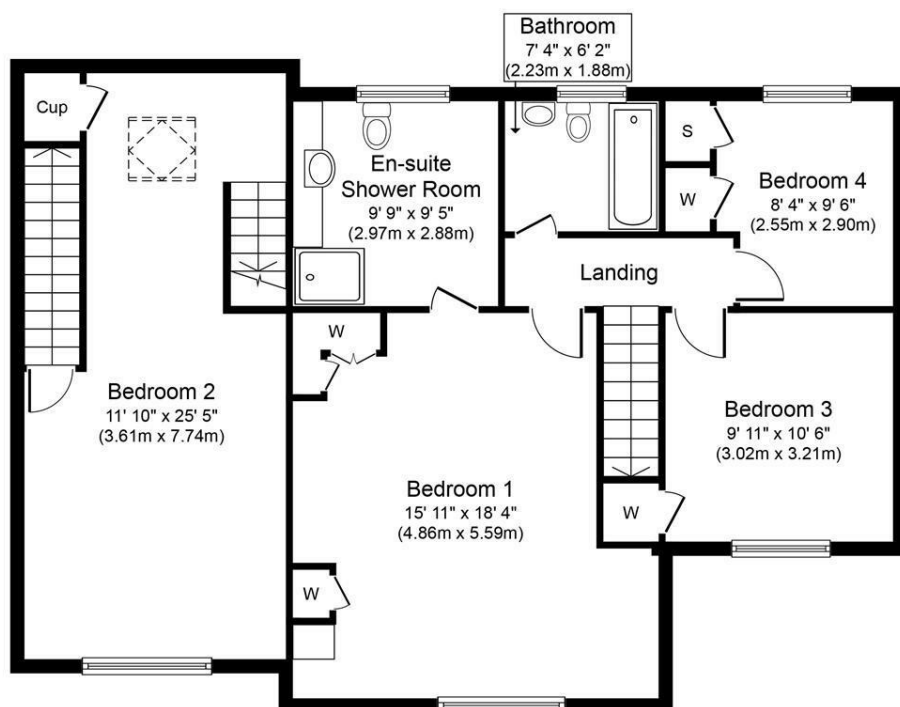




**Ground Floor**  
**Approximate Floor Area**  
**1,114 sq. ft.**  
**(103.5 sq. m.)**

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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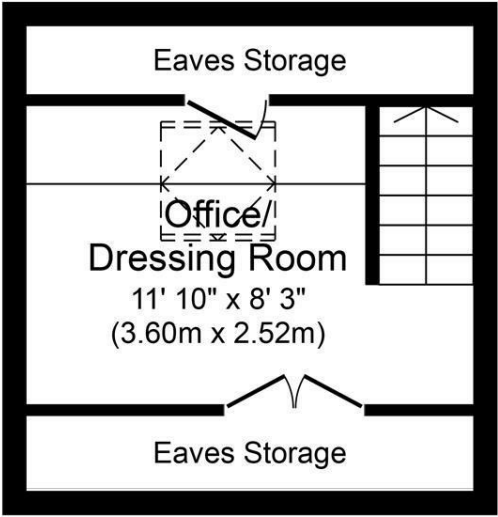


**First Floor**  
**Approximate Floor Area**  
**1,076 sq. ft.**  
**(100.0 sq. m.)**

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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**Second Floor**  
**Approximate Floor Area**  
**159 sq. ft.**  
**(14.8 sq. m.)**

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