



**Townend  
Clegg & CO**

109 HOOK ROAD, GOOLE, DN14 5JT  
OFFERS IN REGION OF £320,000

CHARTERED SURVEYORS SINCE 1895







#### PROPERTY FEATURES

- \* Spacious Detached House
- \* 3 Bedrooms
- \* 3 Reception Rooms, Kitchen & Utility Room
- \* Attached Garage
- \* Good Size Front & Rear Garden



#### SITUATION

109 Hook Road, Goole, East Yorkshire, DN14 5JT is situated in one of the most prominent and desirable locations in Goole and enjoys views over Riverside Park and the River Ouse.

The property will be found when proceeding from the centre of Goole east along Hook Road and will be found on the left hand side opposite Riverside Park.



The Market town of Goole is within one mile of Junction 36 of the M62 motorway. York, Hull and Doncaster are all within an approximate 30 mile radius. Town facilities and Train station are approximately half a mile and bus stops are within walking distance.





## DESCRIPTION

This deceptively spacious detached property stands in good sized gardens and enjoys period features and family accommodation which briefly comprises: Entrance Porch, Spacious Hall, 15ft Lounge, Dining Room, Breakfast Room, 16ft Kitchen, Utility Room, 3 Bedrooms and Spacious Bathroom. Mainly PVCu double glazed and gas central heating. Attached Garage. Good size front and rear gardens.

## ACCOMODATION

**ENTRANCE PORCH** 9' 8" x 3' 1" (2.95m x 0.94m)

**HALL** 13' 6" x 6' 10" (4.11m x 2.08m)

Having original door with feature stained leaded glass, period wall boarding with plate display rack, ceiling coving, central heating radiator and carpeting.

### UNDERSTAIRS STORE CUPBOARD

Having PVCu double glazed window

**LOUNGE** 15' 1" x 12' 11" (4.6m x 3.94m) Plus the walk-in bay area 7' x 3' 8"

Having PVCu leaded double glazed bay window and side window, ceiling coving, tiled fireplace, central heating radiator and carpeting.



**DINING ROOM** 13' 5" x 13' 0" (4.09m x 3.96m) to extremes

Having PVCu double glazed sliding patio door giving access to the rear patio, PVCu leaded double glazed side window, ceiling coving, mahogany fire surround with coal effect gas fire inset, 2 central heating radiators and carpeting.



**BREAKFAST ROOM** 10' 0" x 9' 1" (3.05m x 2.77m)

Having PVCu double glazed window, ceiling coving, dado rail, original period built in cupboards, central heating radiator and carpeting.

**KITCHEN** 16' 4" x 8' 4" (4.98m x 2.54m)

Having PVCu double glazed back door, PVCu double glazed window, ceiling coving, range of fitted units comprising sink unit set in laminated working surface with cupboard and drawers under, further range of laminated working surface incorporating Zanussi 4 ring gas hob, Zanussi double oven-grill, built in fridge and cupboards and drawers under, matching wall units, part tiled walls, central heating radiator and cushion floor covering.



**PANTRY** 6' 4" x 2' 11" (1.93m x 0.89m)

Having period tiled walls and shelving.





**UTILITY ROOM 13' 0" x 5' 11" (3.96m x 1.8m)**  
Having 2 PVCu double glazed windows, ceiling coving, stainless steel sink unit set in laminated working surface with cupboard and appliance space under. WC and wash basin and Potterton gas conventional central heating radiator. Tiled floor.

#### STAIRCASE

Banistered staircase with Half and Full landings, PVCu double glazed window, ceiling coving and carpeting.

#### MASTER BEDROOM 14' 2" x 13' 0" (4.32m x 3.96m)

to extremes plus the walk in bay area 7' 10" x 4'  
Having PVCu double glazed bay window enjoying scenic views over Riverside Park and the River Ouse, ceiling coving, extensive range of fitted bedroom furniture to 2 sides, 2 central heating radiators and carpeting.



#### 2ND REAR BEDROOM 13' 3" x 13' 0" (4.04m x 3.96m)

to extremes  
Having PVCu double glazed window, ceiling coving, period oak and tiled fireplace, central heating radiator and carpeting.

#### 3RD FRONT BEDROOM 9' 11" x 8' 8" (3.02m x 2.64m)

Having PVCu leaded effect double glazed window, ceiling coving, central heating radiator and carpeting.



#### BATHROOM 11' 10" x 10' 0" (3.61m x 3.05m)

Having PVCu double glazed window, ceiling coving, white suite of central panelled bath, pedestal wash basin and W.C, shower cubicle with Redring electric shower, airing cupboard housing cylinder with immersion heater, part tiled walls, central heating radiator and cushion floor covering.

#### LOFT STORAGE 13' 8" x 9' 11" (4.17m x 3.02m)

access via a drop down ladder from the landing ceiling and having boarded floor, skylight window and central heating radiator.

#### OUTSIDE

##### FRONT GARDEN

Pleasant front lawn garden with concrete drive and turning area leading to:

##### ATTACHED GARAGE 16' 5" x 8' 6" (5m x 2.59m)

Having front up and over door and personal door into the utility room.







## REAR GARDEN

Good sized rear garden with paved patio area, lawn garden, flower borders, central path, timber shed and integral store.

## SERVICES

Mains services of water, electricity, gas and drainage are installed. The property has the benefit of a gas fired central heating system served by the boiler in the utility room. PVCu double glazing as detailed. None of the services or associated appliances have been checked or tested.

## OUTGOINGS

It is understood that the property is in Council Tax Band D, which is payable to the East Riding of Yorkshire Council.

## VIEWINGS

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. We would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01430 432211 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

## ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.





109 Hook Road, Goole

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D		
39-54	E		
21-38	F	29   F	
1-20	G		