



**Townend  
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

OAKWELL HOUSE, 192 HIGH STREET, HOOK, DN14 5PL  
OFFERS OVER £440,000







#### KEY FEATURES

- WELL PRESENTED 5 BEDROOM
- DETACHED HOUSE
- POPULAR VILLAGE LOCATION
- 26FT LUXURY BREAKFAST KITCHEN
- 18FT LOUNGE, SNUG
- 5 BEDROOMS, 3 BATHROOMS
- ATTACHED DOUBLE GARAGE
- INSPECTION RECOMMENDED



#### SITUATION

Oakwell House, 192 High Street, Hook, Goole, East Yorkshire, DN14 5PL will be found fronting a Private road adjoining other individual houses.

The Property will be found when travelling from Goole to Hook going right through Hook along High Street to the northern fringe of the Village and the property is on the right hand side.



The delightful Village of Hook has the benefit of a Village Convenience Store, children's play park and access to riverside and country walks. It also has a thriving Primary School rated outstanding by Ofsted. Hook is located 25 miles west of Hull. York and Doncaster are within a 25 mile radius and the property is approximately 2 miles from Junction 36 of the M62 Motorway.

## DESCRIPTION

This extremely and well presented and deceptively spacious Detached Family House merits inspection. The accommodation briefly comprises 18ft Lounge, Snug/Office, 26ft Luxury Breakfast Kitchen, 5 Bedrooms, House Bathroom and 2 En-suites. Attached Double Garage. Front and Rear Gardens, PVC Double Glazing and Gas Central Heating.

## ACCOMMODATION

**ENTRANCE HALL** 18' 11" x 5' 1" (5.77m x 1.55m) 9' 8" x 7' 9" (2.95m x 2.36m) including stairs area

Having composite leaded effected double glazed doors, ceiling coving, 2 central heating radiators and tiled floor.

**CLOAKROOM** 6' 6" x 3' 3" (1.98m x 0.99m)

Having PVCu double glazed window, ceiling coving, pedestal wash basin and W.C., towel radiator and tiled floor.

**CLOAKS STORAGE CUPBOARD** 3' 4" x 3' 1" (1.02m x 0.94m)

**LOUNGE** 18' 4" x 12' 10" (5.59m x 3.91m)

Having PVCu double French doors with side panels opening into the rear garden, PVCu double glazed window, ceiling coving, small Inglenook style brick fireplace with log burner inset and hearth, 2 central heating radiators and carpeting.

**SNUG / OFFICE** Having 2 PVCu double glazed windows, ceiling coving, central heating radiator and carpeting.

**BREAKFAST KITCHEN** 26' 8" x 15' 11" (8.13m x 4.85m)

Formerly 2 rooms but now a fabulous Open Breakfast Kitchen having 2 pairs of PVCu double glazed French door opening onto rear garden and 3 further PVC double glazed windows, ceiling coving, 4 central heating radiators and tile floor.

Quality range of "Smith Kitchens" fitted units comprising stainless steel 1½ sink unit in granite work surface island with cupboards and wine fridge under and breakfast bar recess with stools.

Further large "L" shaped range of granite working surface with cupboards and drawers under including built-in dishwasher, fitted larder units with built-in fridge and freezer and integrated microwave. Matching wall cupboards with under cupboard lighting. Ceiling spotlights.

NB The new Richmond Deluxe Cooking Range may be purchased by separate negotiation.







#### UTILITY ROOM 11' 1" x 5' 5" (3.38m x 1.65m)

Having PVCu double glazed entrance door, ceiling coving, range of fitted units comprising stainless steel sink unit set in laminated work surface with cupboards and appliance space under, larder unit, wall cupboards with under cupboard tiling, central heating radiator and tiled floor.

#### STAIRCASE AND LANDING

Double banistered staircase lead to banistered Gallery Landing having ceiling coving, 2 central heating radiators, airing cupboard housing the cylinder with immersion heater and carpeting.



#### MASTER BEDROOM 17' 4" x 15' 0" (5.28m x 4.57m) (to extremes)

Having 3 front PVCu double glazed window, ceiling coving, built-in double door wardrobe, 2 central heating radiators and carpeting.

#### EN-SUITE BATHROOM 8' 11" x 7' 0" (2.72m x 2.13m)

Having PVCu double glazed window, ceiling coving, modern fittings of roll top bath with mixer shower tap, vanity wash basin with cupboard under and W.C. Part tiled walls, central heating radiator and cushion floor covering.



#### 2ND BEDROOM 12' 8" x 10' 4" (3.86m x 3.15m) plus Entrance Area 7' 11" x 4' 8" (2.16m x 1.22m) to extremes

Having PVCu double glazed window, ceiling coving, built-in double door wardrobe, central heating radiator and carpeting.

#### EN-SUITE SHOWER ROOM 5' 0" x 4' 5" (1.52m x 1.35m) plus the shower

Having PVCu double glazed window, ceiling coving, tiled shower cubicle with Heatrae Sadia electric shower, pedestal wash basin with W.C. Part tiled walls, central heating radiator and cushion flooring.



#### 3RD FRONT BEDROOM 12' 11" x 10' 11" (3.94m x 3.33m) plus 6' 5" x 2' 4" (1.96m x 0.71m)

Having 2 PVCu double door wardrobe, ceiling coving, central heating radiator and carpeting.

#### 4TH BEDROOM 12' 6" x 8' 5" (3.81m x 2.57m)

Having PVCu double glazed window, ceiling coving, range of fitted furniture and 2 door wardrobe, over bed cupboards, dressing table unit with over cupboard, central heating radiator and carpeting.

#### 5TH BEDROOM 11' 5" x 8' 5" (3.48m x 2.57m)

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



#### HOUSE BATHROOM 8' 6" x 7' 4" (2.59m x 2.24m)

Having PVCu double glazed window, full tiled walls and floor, modern suite of panelled bath with feature tap, vanity wash basin with drawer, walk-in Waterfall shower and W.C. Towel radiator.

#### LOFT STORAGE AREA 23' 4" x 11' 4" (7.11m x 3.45m)

Drop down loft ladder from bedroom 3 leads to this loft storage area housing double glazed skylight windows, part slope ceiling, plastered walls and carpeting. Further loft storage area.

#### FRONT GARDEN

Front open plan lawn garden with brick set drive offers parking for 2 vehicles and leading to:-

#### ATTACHED DOUBLE GARAGE 17' 4" x 15' 4" (5.28m x 4.67m)

Having 2 front up and over garage doors and personal door to the Hall and housing the Hallstead Buckingham III gas fired central heating boiler.

#### REAR GARDEN

Having 3 lawned areas, flower borders and gravelled area and being fully enclosed.

#### SERVICES

Mains services of water, electricity, gas and drainage are installed.

The property has a gas central heating system served by the boiler in the Garage.

PVCu double glazing as detailed.

None of the services or associated appliances have been checked tested.

#### VIEWINGS

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

#### OUTGOINGS

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

#### 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. I 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

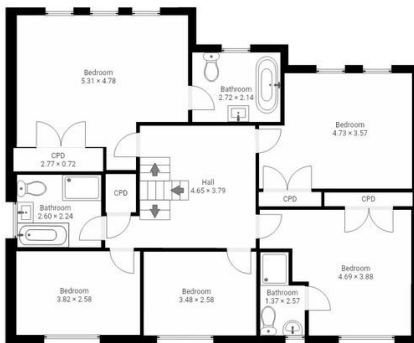


## FLOOR PLANS

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 Graph is shown.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		