



38 Willow Drive

Hook, Nr Goole, DN14 5PX

**Asking Price Of £177,500**

# Property Features

- Well presented Semi House in sought after Village
- 15' Lounge & 15' Dining Kitchen
- 2 Double Bedrooms & Shower Room
- Gas CH, UPVC DG, ample Off Street Parking & Gardens
- Ideally placed for York, Selby and Goole



## Full Description

### SITUATION

The property is best approached from the Clock Tower roundabout in the centre of Goole by taking North Street and then Hook Road into Hook. On entering the Village along Goole Road proceed around the sharp right hand bend and then turn right into Willow Drive. The property will be found on the right hand side of Willow Drive clearly marked by one of our distinctive For Sale Boards.

### THE PROPERTY

This consists of a well presented Semi-Detached House being situated in a popular location on the edge of the sought after residential village of Hook which is within easy reach of the cities of Hull, York and Leeds and the M62 Motorway. The good sized accommodation presently comprises:-

### GROUND FLOOR

#### ENTRANCE LOBBY

UPVC front door and radiator.

#### LOUNGE 15' 6" x 11' 9" (4.72m x 3.58m)

Contemporary electric fire and radiator.

#### DINING KITCHEN 15' 6" x 13' 0" (4.72m x 3.96m)

Extensive range of units comprising sink unit, base units with worktops, wall cupboards and breakfast bar. Built in oven and hob with extractor over. Freestanding fridge, freezer and auto washer. Spindled staircase to the first floor, 2 radiators and patio doors to the rear garden.



## FIRST FLOOR

### LANDING

This is approached via the spindled staircase from the Dining Kitchen and opening from the landing which has downlighters are:

### FRONT BEDROOM 15' 0" x 12' 0" (4.57m x 3.66m)

Range of built in wardrobes, cupboards, drawers and dressing table. Radiator.

### REAR BEDROOM 9' 9" x 9' 0" (2.97m x 2.74m)

Free standing wardrobe and chest of drawers, radiator and large cupboard overstairs housing gas central heating boiler.

### SHOWER ROOM

White contemporary suite comprising shower cubicle, vanity washbasin and low flush WC. Heated towel rail and downlighters.

### TO THE OUTSIDE

Off Street PARKING to front.

The property has lawned gardens to front and rear.

Garden Store.

### SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

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

### COUNCIL TAX

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

### VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



## 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.

## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

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

## ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO<sub>2</sub>) Impact Rating Graphs are shown.

## 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.



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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.