



**Townend  
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

9 WILLOW CROFT, HOOK, NR GOOLE, DN14 5SN  
ASKING PRICE OF £310,000





### 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 travel through the "S" bend into High Street. Proceed along High Street towards the far end of the Village and then turn right into the Willow Croft cul-de-sac where the property will be found on the right hand side clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a well presented Detached House being situated in a small quiet cul-de-sac in the sought after residential Village of Hook which is within easy commuting distance of the Cities of Hull, York and Leeds and ideally placed for the M62 Motorway. The spacious accommodation which extends over three floors, offers flexible modern family living which presently comprises:-

### GROUND FLOOR

#### ENTRANCE HALL

Two radiators and enclosed staircase leading to the First Floor.



#### CLOAKROOM

White suite comprising low flush W.C. and hand wash basin. Radiator.

**LOUNGE** 19' 0" (Max)x 11' 9" (5.79m x 3.58m)  
Bay window to front, two radiators and two wall lights.

**LIVING DINING KITCHEN** 24' 0" (Max) x 15' 3" (Max) (7.32m x 4.65m)  
Comprising: -

**KITCHEN** 14' 6" x 12' 9" (4.42m x 3.89m)

Extensive range of units comprising sink unit, base units Oak worktops, wall cupboards, drawer unit, larder unit, wine racks and Breakfast bar. Range cooker. Integrated dishwasher. Radiator, downlighters, feature lighting, part ceramic tiled walls and French doors leading to the rear garden.

**LIVING DINING AREA** 15' 3" x 9' 3" (4.65m x 2.82m)  
Vaulted ceiling, radiator and French doors leading to the rear garden.

**UTILITY ROOM** 7' 9" x 4' 9" (2.36m x 1.45m)  
Plumbing for automatic washer.



#### FIRST FLOOR

##### LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the spacious Landing which has airing cupboard housing cylinder are:-

**MASTER BEDROOM** 15' 9" x 12' 3" (Max) (4.8m x 3.73m)

Built-in wardrobe, radiator and leading to:-

##### ENSUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal wash basin and low flush W.C. Heated towel rail, downlighters and part ceramic tiled walls.

**FRONT BEDROOM** 10' 6" x 8' 6" (3.2m x 2.59m)  
Radiator.

**REAR BEDROOM** 12' 0" x 9' 9" (3.66m x 2.97m)  
Radiator.

**REAR BEDROOM** 9' 6" x 7' 3" (2.9m x 2.21m)  
Radiator.





### HOUSE BATHROOM

White suite comprising panelled in bath, pedestal wash basin and low flush W.C. Shower over bath with side screen. Heated towel rail, downlighters and part ceramic tiled walls.

### SECOND FLOOR

#### LANDING

This is approached via the enclosed staircase from the First Floor Landing and opening from the Second Floor Landing which has a Store cupboard is:-

#### TEENAGER BEDROOM 17' 3" x 15' 0" (Max) (5.26m x 4.57m)

Two Velux roof lights, radiator, access into eaves storage space and opening into:-

#### ENSUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal wash basin and low flush W.C. Heated towel rail, part ceramic tiled walls and access into eaves storage space.

#### TO THE OUTSIDE

GARAGE / STORE 10'x 8' with up and over door to front and power laid on.

OFF STREET PARKING SPACE to front with vehicle access from Willow Croft.

The property has a lawned garden area to the front together with an enclosed lawned garden area at the rear with two patio areas.

Greenhouse and lean to 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 BAND

It is understood that the property is in Council Tax Band E, 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.

### 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 GRAPH

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





9 Willow Croft, Hook, Nr Goole

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	79   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		