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4, Edgar Terrace, Hook, Goole, DN14 5NL  
£189,000



- Two double bedrooms
- Modern bathroom with walk in shower
- Garden
- Immaculate throughout
- Downstairs toilet



# Description

This two bedroom cottage is set within the village of Hook and offers well kept accommodation that would suit a range of buyers.

The ground floor includes two reception rooms, creating a comfortable lounge and a separate dining room, each with its own distinct space. The kitchen has been updated in a modern style and is well laid out with plenty of storage and worktop space.

Upstairs are two double bedrooms and a modern family bathroom with a walk in shower. The property has clearly been cared for over the years and is presented in good condition throughout.

Externally, the property benefits from an enclosed rear garden which is mainly laid to lawn, with a paved pathway leading to a garden shed at the far end. There is also a courtyard style seating area directly to the rear of the house, providing space for outdoor furniture and low maintenance outside space.

Hook is a popular village with a local shop, public houses and a primary school, while Goole town centre is only a short drive away for a wider range of supermarkets, shops and amenities. There is also good access to the M62, making it convenient for commuting towards Hull, Leeds and surrounding areas.



Approximate Gross Internal Floor Area = 79.3 sq m / 854 sq ft

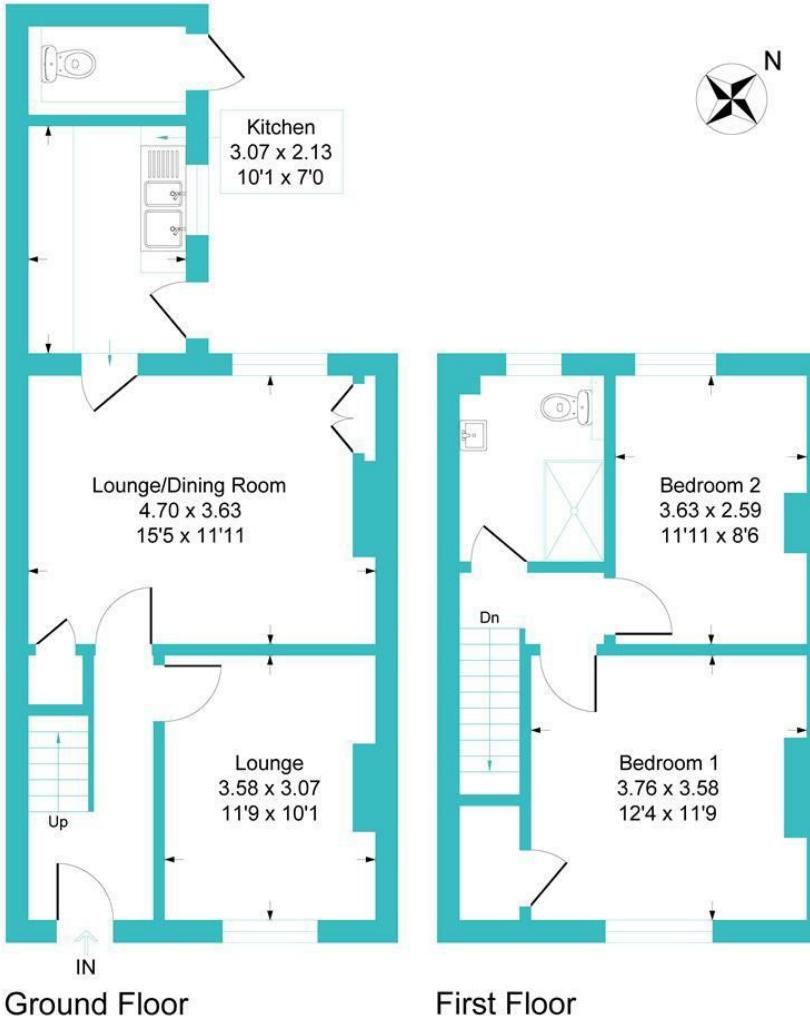


Illustration for identification purposes only, measurements are approximate, not to scale.

**Council Tax Band: A**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### Viewing

Please contact our office on 01405 768401 to arrange an appointment.

or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)

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The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.