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Hook Road, Goole, Goole
£525,000



112 Hook Road

DN14 5JY, Goole

- Splendid detached property with extensive gardens and detached summer house
- Located within the town's most prestigious enclave of detached homes
- A rare find in a town of logistical significance which is undergoing a regeneration programme
- Wonderful opportunity to create a forever home
- Uninterrupted to the rear with no onlooking property
- Ongoing project which is stage completed with mainly superficial work left to do
- Beautiful gardens adorned with mature trees and shrubs
- Interior features including original internal doors and parquet flooring.
- Location close to the bandstand and Hook road park
- No onward chain, the owners are ready to vacate to another property that they own

This impressive detached house offers a remarkable opportunity for anyone seeking a spacious and versatile family home. Spanning an impressive 3,550 square feet of living space. Built in the early part of the 20th Century. It has a substantial layout that is both inviting and full of potential. The quality of the construction is beyond question. The engineering tolerances are evident which reflects in the feel of the property from entering you get the sense that this house was built to a very high standard using the very best materials, from the ground up.

You will discover three generous reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The property features four well-proportioned bedrooms, two upstairs and two down, providing ample space for family and guests alike. With two bathrooms one upstairs and one down. There is also a garden room at the back and several outbuildings including a laundry/utility room.

An unusual feature of this property is the indoor swimming pool. The space for which could also lend itself to a variety of other uses. The sheer scale is truly breathtaking, offering a canvas for those looking to update and personalise their living space to create the most wonderful home.

The beauty of the extensive gardens are a delight. filled with mature plants and trees, providing a serene outdoor landscape which extends into the distance. The forecourt driveway adds to the appeal, allowing for easy access and ample parking while the property is set well back from the road, ensuring privacy and tranquility. Shielded by mature trees.


This property is not just a home; it is a lifestyle opportunity waiting to be embraced. With its outstanding local reputation and enormous potential for enhancement, this is a rare find. Whether you are looking to invest in a family residence or a project to make your own, this house on Hook road is sure to impress.



Location and EPC Graph



Energy Efficiency Rating

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



Extra Info

Council tax band: F

To arrange a viewing please register your interest on our website via the tenancy application.

For additional information please contact our office on 01405 768401 or email: enquiries@linkagency.co.uk

Floorplan

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Approximate Gross Internal Floor Area = 329.8 sq m / 3550 sq ft
Garage Area = 31.2 sq m / 336 sq ft
Outbuilding Area = 36.5 sq m / 393 sq ft
Total Area = 397.5 sq m / 4279 sq ft

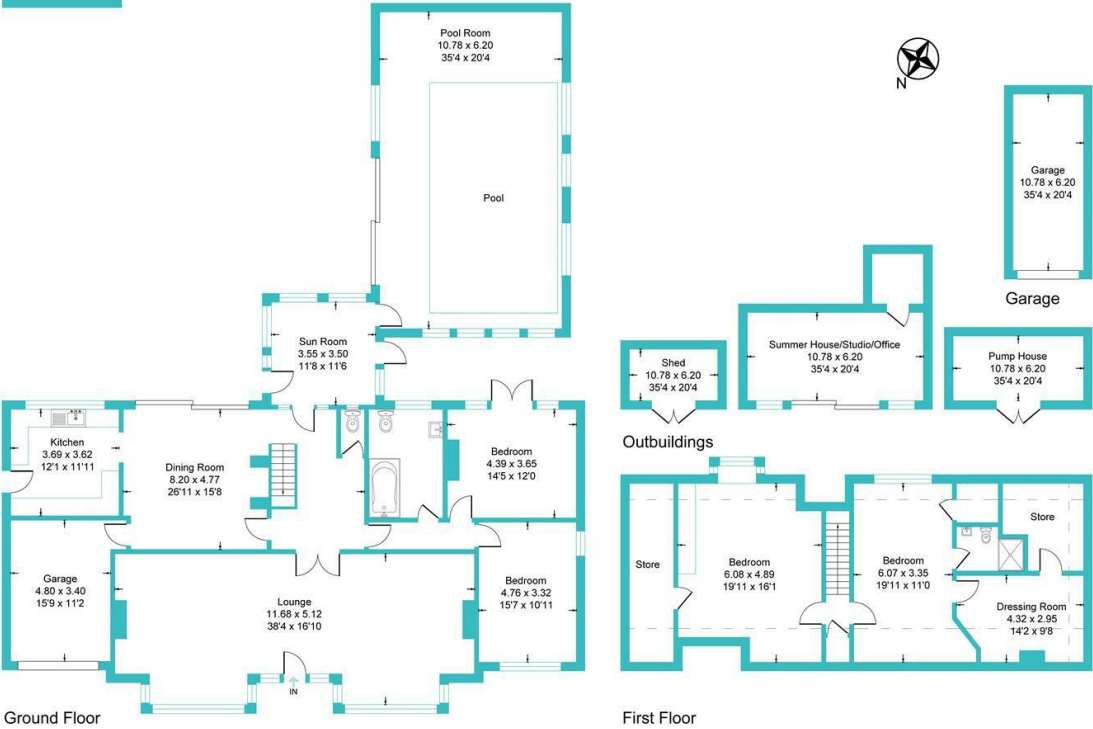


Illustration for identification purposes only, measurements are approximate, not to scale.