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9 River View, Hook, Goole, DN14 5PR

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Asking Price £210,000

## DESCRIPTION

Hunters (Selby) are delighted to offer for sale this three-bedroom semi detached home situated within the village of Hook. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a porch, living room and kitchen/dining room to the ground floor. To the first floor bedroom there are three bedrooms and a family bathroom. To the front of the property there is a driveway leading to a garage with parking for several vehicles. To the rear of the property there is a garden laid to lawn with decking area and fencing to the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

## LOCATION

The property is situated on in the popular residential village of Hook affording easy access to the M62 (J36/J37) and the A63 and within commuting distance of Leeds, Hull, Sheffield, Doncaster and York. The village has an excellent primary school rated outstanding by Ofsted, a nursery, a post office and village shop, a public house/restaurant and a further public house with a wide range of shops and facilities and connections to public transport available in the nearby towns of Goole and Howden.

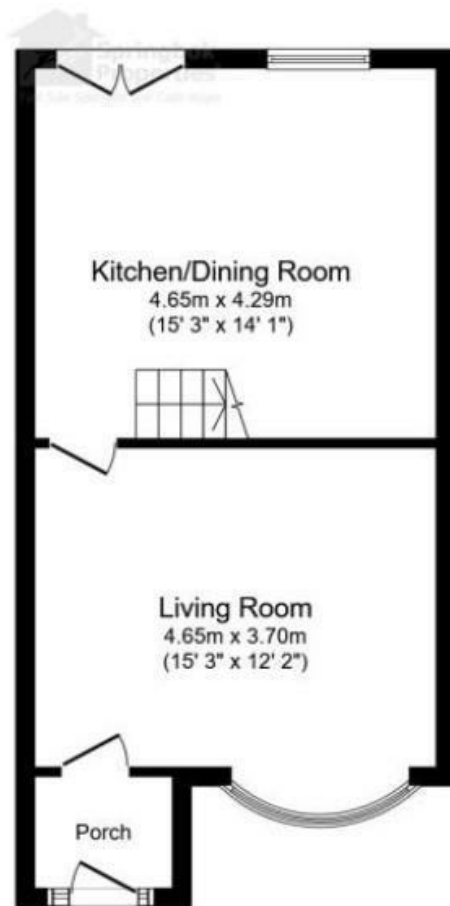
## DIRECTIONS

From Selby take the A19, at the by-pass roundabout take the first exit along the A63/A19 towards York, then at the next roundabout take the third exit for the A63 towards Howden. Continue onto the Boothferry Road/B1228, at the roundabout take the second exit onto the Boothferry Road/A614, cross the Boothferry Bridge and at the roundabout take the first exit onto Hook Lane which becomes Westfield Lane and then Church Lane. At the T junction turn right onto High Street. Continue on High Street then take a final left turn onto River View where the property can be identified by our Hunters for sale board.

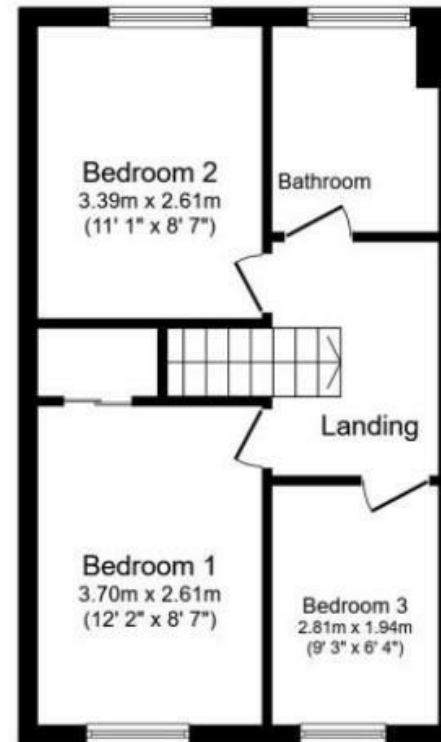
## Material Information - Selby

Tenure Type; Freehold  
Council Tax Banding; B  
EPC Rating : D

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**Ground Floor**



**First Floor**

Total floor area 78.4 m<sup>2</sup> (843 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

