



12 Garth Close, Hook, Goole, DN14 5PB

£175,000

EPC: D

Located on the High Street in Hook is this three bedroom end terrace house located in a prominent position in the village. Offering ideal accommodation for a First Time Buyer or a young family with lawned gardens to the front and rear and a range of attached brick built outbuildings. Viewing is highly recommended to fully appreciate the property and location on offer.

- End terrace house
- Three bedrooms
- Central village location
- Great starter home
- Dining kitchen
- Pantry
- Local amenities and schools close by
- Lawned gardens to the front and rear
- Brick built outbuildings
- Viewing highly recommended

DESCRIPTION

This three bedroom end terrace house incorporates gas central heating and uPVC double glazing and offers accommodation comprising;

ENTRANCE HALL

5'10" x 11'1"

Composite entrance door. Stair way leading to the first floor. Under stairs storage cupboard. One central heating radiator.

LOUNGE

11'1" x 12'11"

A timber fire surround housing an electric fire. Coving to the ceiling. One central heating radiator.

KITCHEN

10'4" x 14'11"

A range of fitted units with laminated worktops and matching upstands. The units incorporate a stainless steel single drainer sink. Plumbing for an automatic washing machine. Wall mounted gas fire with back boiler. Pantry store. Coving to the ceiling. One central heating radiator. Door to the rear lobby.

REAR LOBBY

7'1" x 3'0"

uPVC door leads to the rear of the property.

LANDING

5'11" x 8'3"

Loft access. One central heating radiator.

BEDROOM ONE

12'10" x 10'2"

The measurements plus the entrance area. To the front elevation. Recess wardrobes. One central heating radiator.

BEDROOM TWO

9'0" x 12'11" max.

To the rear elevation. One central heating radiator.

BEDROOM THREE

8'0" x 8'9"

To the front elevation. Over stairs storage cupboard. One central heating radiator.

BATHROOM

5'4" x 7'10"

A three piece suite comprising a bath, a wash hand basin and a low flush WC. Airing cupboard housing the hot water cylinder. Tiled walls. One central heating radiator.

GARDEN STORE

9'0" x 7'0"

STORE

4'11" x 3'4"

W.C.

6'11" x 3'4"

GARDENS

To the front of the property there is a lawned garden with a concrete pathway that leads to the front entrance door and extends along the side of the property to the rear garden.

To the rear of the property the garden is laid to lawn with a paved seating area. A metal gate to the side provides access onto the pathway which connects the High Street with Garth Lane.

Ground Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



Total area: approx. 87.6 sq. metres (943.0 sq. feet)

First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)







