



139 High Street, Hook, Goole, East Riding of Yorkshire, DN14 5PJ

FINE & COUNTRY

UNLOCK THE POTENTIAL OF THIS SPACIOUS FIVE BEDROOM HOUSE  
OFFERING NEARLY 2,500 SQ. FT. ON A HALF ACRE PLOT



Featuring five receptions, three bathrooms, and ample parking, this property presents a unique opportunity for transformation. Situated in a village with essential amenities and just 1.5 miles from Goole, this reasonably priced gem invites you to shape it into your dream home.

### Agent's Perspective:

This substantial five bedroom house is a versatile property which will suit a variety of buyers, whether as a comfortable family (or extended family) home or project for visionaries and enthusiasts. With almost 2500 sq ft on a half acre plot it offers expansive accommodation and/or could be a canvas for a renovation project brimming with potential.

Step into a property with five receptions, providing flexibility for a personalized layout. Three bathrooms add practicality to the design, ensuring convenience for a family or those who appreciate spacious living.

Parking is made easy with multiple spaces available, catering to those who value convenience and accessibility.

Nestled in a village setting, the property enjoys the charm of local amenities, including two pubs, schools, and a post office, enhancing its community appeal. Only 1.5 miles away from Goole, it offers the convenience of supermarkets, a shopping centre, medical facilities, and a railway station within easy reach.

Now, let's talk about the price – it's quite reasonable. Why? Because this property is a blank canvas, ready for a makeover that will transform it into a dream home. This is not just a house ready to occupy; it could also be an opportunity to create the home you've always envisioned.





#### Location

Hook lies on the west bank of the River Ouse approximately 1.5 miles northeast of Goole town centre and is conveniently situated for the A63/M62 within commuting distance of Leeds, Hull, Sheffield, Doncaster and York.

The village has a local primary school and there is a small post office and grocery store and a public house with a wider range of shops and facilities available in the nearby towns of Goole and Howden.

#### Tenure

The property is freehold.

#### Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*

#### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

#### Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Viewings

Strictly by appointment with the sole agents.

## Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

## Mortgages

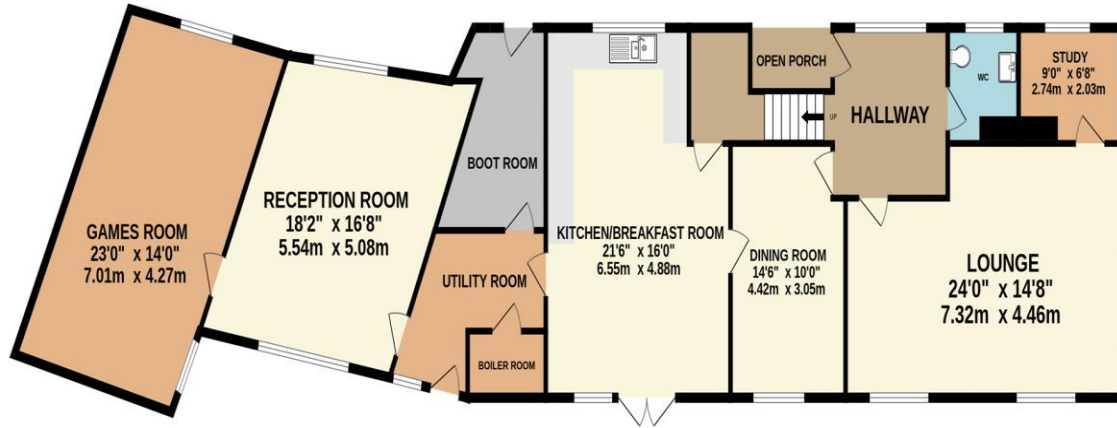
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Valuation/Market Appraisal:

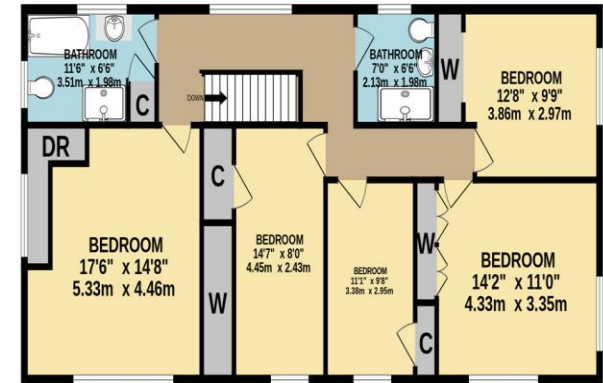
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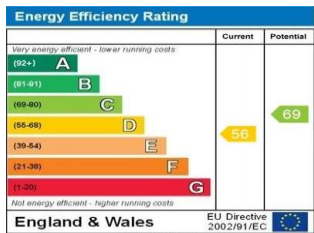
GROUND FLOOR  
1854 sq.ft. (172.2 sq.m.) approx.



1ST FLOOR  
1067 sq.ft. (99.2 sq.m.) approx.



HIGH STREET, HOOK, DN14 5PJ



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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

