



7 Roseacres, Hook, Goole, DN14 5PP

£275,000

EPC: D

This three bedroom detached house is located in a small, quiet cul-de-sac in the heart of the village of Hook. The property would make a fantastic family home and has the benefit of an upgraded bathroom and cloakroom and offers further potential for the new purchaser. A viewing is highly recommended to appreciate the location and what the property has to offer.

- Three bedroom detached house
- Fantastic family home
- Located in small, quiet cul-de-sac
- Lots of potential on offer
- Modern fitted bathroom and cloak room
- Lounge with French doors into the rear garden
- Open plan dining kitchen
- Attached garage and driveway
- Enclosed lawned garden
- Viewing highly recommended

#### DESCRIPTION

This three bedroom detached house incorporates gas central heating and uPVC double glazing and offers good size family accommodation comprising;

#### ENTRANCE HALL

11'8" x 9'4"

uPVC entrance door. Stair way leading to the first floor. Under stairs storage cupboard. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

#### CLOAKS

5'4" x 5'1"

A modern white suite comprising a vanity wash hand basin and a low flush WC with storage under. One central heating radiator.

#### LOUNGE

11'4" x 21'3"

Dual aspect room. uPVC French doors lead into the rear garden. Timber effect laminate flooring. Vertical radiator.

#### KITCHEN

10'5" x 9'5"

A traditional range of fitted base and wall units with laminated worktops and tiled surrounds. The units incorporate a cream single drainer sink, a four ring gas hob with a double oven under and a concealed cooker hood over. Plumbing for an automatic washing machine. Open plan with the dining area.

#### DINING AREA

8'6" x 9'7"

uPVC side door. Coving to the ceiling. One central heating radiator.

#### LANDING

9'5" x 5'5"

Coving to ceiling.

#### BEDROOM ONE

14'1" x 11'5"

To the rear elevation. One central heating radiator.

#### BEDROOM TWO

8'1" x 11'6"

To the front elevation. One central heating radiator.

#### BEDROOM THREE

9'6" x 10'0"

To the rear elevation. One central heating radiator.

#### BATHROOM

9'6" x 5'5"

A modern white suite comprising a bath with an electric shower over and tiled surround, a vanity wash hand basin with drawers under and a low flush WC. Chrome heated towel rail.

#### GARAGE

8'11" x 14'11"

An attached brick built garage with a metal up and over door. Wall mounted gas central heating boiler. Loft storage space.

#### GARDENS

To the front of the property there is concrete driveway with a block edge which provides off street parking for two vehicles and access to the garage. The garden is laid to red gravel with a mature tree in the centre. A metal gateway at the side of the garage provides access into the rear garden.

The rear garden is mainly laid to lawn with a raised paved seating area. Mature apple tree. There is a timber garden shed in the far corner of the garden and a further larger timber store is located at the side of the property.

### Ground Floor

Approx. 63.8 sq. metres (686.6 sq. feet)



Total area: approx. 106.7 sq. metres (1148.1 sq. feet)

### First Floor

Approx. 42.9 sq. metres (461.5 sq. feet)











