



2 THE ANCHORAGE

GOOLE, DN14 5FJ

£400,000
FREEHOLD

This beautifully presented four bedroom detached house is located in a quiet and secluded cul-de-sac in the ever popular village of Hook which backs onto the River bank providing fantastic riverside views. With modern fixtures and fittings throughout this property would make a fantastic family home and also includes well maintained gardens and a detached double garage. Viewing is an absolute must to fully appreciate the property and location.

EPC: C





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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