



8 Birchfield, Hook, Goole, DN14 5NJ

£245,000

EPC: E

****NO UPWARD CHAIN**** This three bedroom semi detached dormer bungalow is located at the bottom of a small quiet cul-de-sac in the village of Hook and adjoins farmland, providing fantastic open views. The property offers good size accommodation and includes an entrance porch, hallway, lounge with patio doors to the rear garden, a modern fitted kitchen and bathroom. Outside there is a block paved driveway which leads to the detached garage and there are lawned gardens to the front and rear. Viewing is highly recommended to appreciate the property and location on offer.

- Semi detached dormer bungalow
- Three bedrooms
- Lounge with patio doors to the rear garden
- Modern fitted kitchen with integrated appliances
- White bathroom suite
- Oil central heating
- Gardens to the front and rear
- Adjoins farmland providing fantastic open views
- Located at the bottom of a small quiet cul-de-sac
- No upward chain

DESCRIPTION

This three bedroom semi detached dormer bungalow incorporates oil fired central heating and uPVC double glazing and offers accommodation comprising;

ENTRANCE PORCH

3'3" x 3'11"

uPVC entrance door. Part glazed door leads into the hallway.

HALL

17'1" x 4'11" max.

Stair way leading to the first floor. Coving to the ceiling. One central heating radiator.

LOUNGE

12'3" x 15'9"

A brick fire surround with timber mantle and tiled hearth housing an electric fire. Coving to the ceiling. Wall mounted electric heater. One central heating radiator. Sliding patio doors provide access into the rear garden.

KITCHEN

13'8" x 8'8"

A modern range of fitted base and wall units having cream shaker style fronts and laminated worktops and matching upstands. The units incorporate a cream single drainer sink, a four ring ceramic with a stainless steel cooker hood over. Integrated oven, microwave and dishwasher. Plumbing for an automatic washing machine. Under stairs cupboard. One central heating radiator. Oil central heating boiler. uPVC side door.

BEDROOM ONE

13'10" x 11'11"

To the front elevation. Fitted wardrobes along one wall with drawers. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

10'8" x 9'11"

To the front elevation. Fitted wardrobes along one wall with overhead storage, desk and drawers. Coving to the ceiling. One central heating radiator.

BATHROOM

8'3" x 6'11"

A white suite comprising a walk in shower cubicle with an electric shower, and a vanity unit housing a wash hand basin and a low flush WC. Tiled walls. Heated towel rail.

LANDING

2'6" x 2'8"

BEDROOM THREE

9'4" x 13'8"

To the side elevation over looking farmland. Fitted double wardrobe with drawers and a desk. One central heating radiator.

GARAGE

9'10" x 15'6"

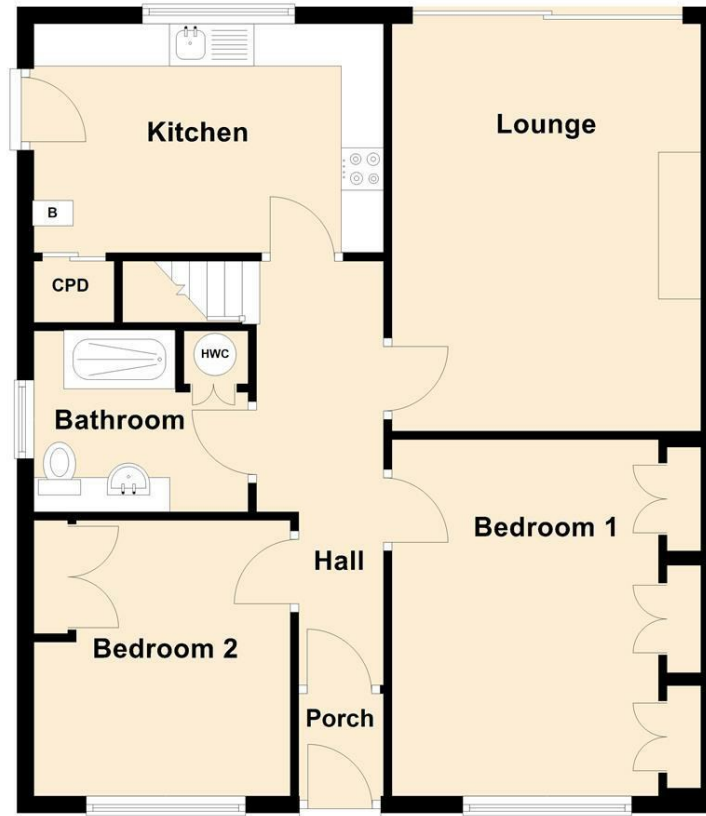
A detached garage with timber vehicular doors to the front and a side personnel door. Light and power. An internal door leads into the store room to the back of the garage measuring 2.92m x 4.17m.

GARDENS

To the front of the property there is a lawned garden with a mature flower bed and a block paved driveway providing off street parking. The driveway extends along the side of the property towards the garage. A timber gate provides access into the rear garden.

To the rear of the property there is a fully enclosed garden with a paved seating area to the immediate rear which leads to a lawned garden. Timber garden shed. Oil storage tank. There is a further paved seating area at the bottom of the garden.

Ground Floor



First Floor







