



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Asking Price
£385,000

18 Lockwood Street,
Drifffield, YO25 6RU

SERVICES

Understood to all be connected to mains.
Mains gas, water and electric.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'E'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Dee Atkinson & Harrison



18 Lockwood Street, Drifffield, YO25 6RU

An elegant Victorian property! 18 Lockwood Street is a four bedroom semi-detached home exuding charm and character. Offering spacious and versatile accommodation, this home perfectly combines traditional features whilst been presented in a beautiful timeless way. Upon stepping inside, you are instantly greeted by high ceiling and a profusion of original period features highlighting the properties heritage. Its well-balanced reception rooms and bedrooms is both ideal for a multitude of potential buyers. The current owners have meticulously maintained it over the past 30 years and is a brilliant opportunity to purchase a true gem. Located in the middle of town centre with private landscaped gardens, this is not a property to pass up on.

The property briefly comprises:- entrance hall, lounge, dining room, study, kitchen/breakfast area, garden room, utility room, first floor landing with primary bedroom with en-suite, three additional bedrooms, family bathroom, rear garden and off street parking.

LOCATION

Drifffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 26'0 (7.95m) x 6'7 (2.01m)

A truly magic entrance which is warm and welcoming with wooden door to the side aspect, ornate coving, dado rail, stairs leading to the first floor landing with understairs cupboard, victorian patterned tiled flooring, radiator and power points.

LOUNGE- 13'11 (4.26m) x 16'0 (4.90m)

Cosy living area with bay window to the front aspect, ornate coving and ceiling rose, picture rail, open fireplace with surround, hearth and mantle piece, fitted carpets, radiator, TV point and power points.

DINING ROOM- 14'0 (4.28m) x 15'11 (4.86m)

Beautifully appointed dining area with French doors to the rear aspect, ornate coving and ceiling rose, picture rail, built in storage cupboard, fitted carpets, radiator and power points.

STUDY/OFFICE- 11'8 (3.57m) x 13'7 (4.16m)

Versatile space with window to the front aspect, ornate coving, picture rail, built in storage cupboards, open fireplace, fitted carpets, radiator and power points.

KITCHEN/BREAKFAST AREA- 11'7 (3.54m) x 14'1 (4.31m)

Sizeable kitchen with tiled splash back, a range of wall and base units, one and a half sink with drainer unit, American style fridge/freezer, integrated dishwasher, built in eye-level double oven, electric hob, extractor hood, vinyl flooring, radiator and power points. The kitchen opens up to:

GARDEN ROOM- 10'0 (3.07m) x 10'6 (3.21m)

Flooded with natural lighting and benefitting from velux windows to the rear aspect, additional windows to the ceiling and side with French doors, exposed beams, vinyl flooring, radiator and power points.

UTILITY- 6'6 (1.99m) x 5'10 (1.85m)

Door to the rear aspect, built in shelving, a range of wall and base units, belfast sink, plumbing for washing machine, vinyl flooring and power points.

FIRST FLOOR LANDING- 7'10 (2.41m) x 6'3 (1.93m)

Spacious two tier landing with beautiful stained glass ceiling window, ornate coving, dado rail,

fitted carpets and power points. There is also access to the loft.

BEDROOM ONE- 14'0 (4.27m) x 14'0 (4.29m)

Double primary bedroom with window to the rear over looking the garden, ornate coving, dado rail, built in wardrobes and storage cupboards, fitted carpets, radiator and power points.

EN-SUITE- 4'0 (1.22m) x 7'8 (2.34m)

Inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, wall mounted sink with mixer tap, walk in shower, tiled flooring, electric wall mounted towel rail, extractor fan and shaving point.

BEDROOM TWO- 14'0 (4.29m) x 16'1 (4.91m)

Second double bedroom with window to the front aspect, ornate coving, dado rail, built in wardrobes and cupboards, fitted carpets, radiator and power points.

BEDROOM THREE- 11'9 (3.59m) x 13'7 (4.16m)

Double bedroom with window to the front aspect, coving, dado rail, fitted carpets, radiator and power points.

BEDROOM FOUR- 10'3 (3.13m) x 6'4 (1.94m)

Window to the side aspect, ornate coving, dado rail, fitted carpets, radiator and power points.

BATHROOM- 6'1 (1.88m) x 10'8 (3.26m)

Well proportioned family bathroom with opaque window to the rear aspect, built in linen cupboard, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath, large walk in shower, wall mounted mirror, tiled flooring, heated towel rail, extractor fan and shaving point.

GARDEN

North facing and pristine partially walled garden which is laid with lawn, patio area to the immediate rear of the property which is ideal for soaking in the morning sun, decking seating area, planted shrubs, flowers and trees, brick outbuilding ideal for storage, timber fencing and gated side access.

PARKING

There is off street parking with the property for two cars which is accessed via a shared driveway with the neighbouring property. There is also ample on street parking.