



Beck House, Front Street, Lockington, Driffield, East Riding of Yorkshire, YO25 9SH



## DETACHED PERIOD HOME IN SOUGHT-AFTER VILLAGE LOCATION



A modern home with period charm in one of East Yorkshire's prettiest villages.

This detached family house sits beside the beck in Lockington and is just ten minutes from Beverley. It's been thoughtfully updated inside, with a large kitchen, bright living spaces, four double bedrooms and three bathrooms. With a double garage, generous plot and peaceful setting, it offers the character you'd expect in a traditional home, without the usual upkeep.



## From the Agent's Perspective

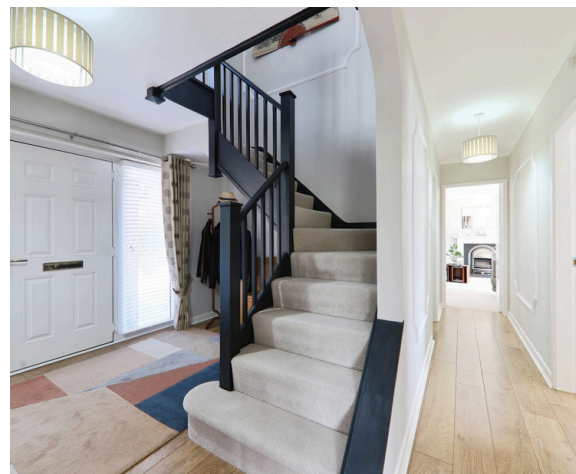
If you're looking for a home that combines countryside character with practical, modern living, this one ticks all the boxes.

Beck House is set in the heart of Lockington, a sought-after Yorkshire Wolds village just a short drive from Beverley. You've got the village ford and beck just outside, making this a really charming spot.

The house itself is detached and individually built to fit the feel of the village, but it's been fully modernised inside, so there's no work to worry about.

You enter through a smart galleried hallway with a cloakroom and WC. Off the hall, there's a large through-lounge with a feature fireplace and French doors opening onto the garden.

The separate dining room and study give you flexibility for family life or working from home.







The kitchen is a standout – recently refitted and well-designed, with plenty of space and a separate utility room to keep things tidy.

Upstairs, the main bedroom stretches over 24 feet and includes a fully fitted dressing area and a sleek en-suite.

There are three more double bedrooms, a family bathroom, and a separate shower room too – so no queueing for the bathroom in the morning.

Outside, the house sits on a wide plot with an in-and-out driveway and a double brick garage. The rear garden is private and mainly laid to lawn, with a gazebo and seating area for outdoor entertaining.



The extra space to the side of the house is a bonus – room to extend, add a summer house, or just enjoy more garden.



It's been done to a really high standard throughout and gives you all the feel of a period home without the work and worries that sometimes come with older buildings.

A brilliant option if you're looking for somewhere peaceful, well-connected and full of charm.

#### 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 -.\*

#### 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

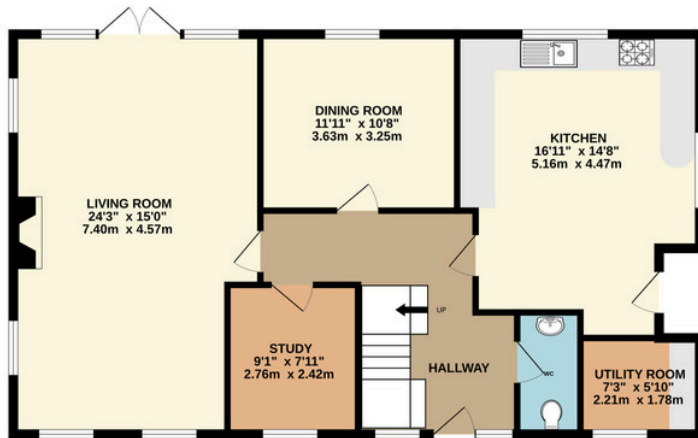
Strictly by appointment with the sole agents.

## Mortgages

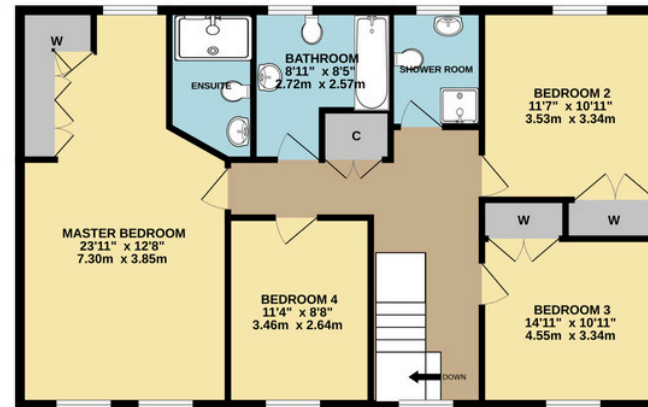
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



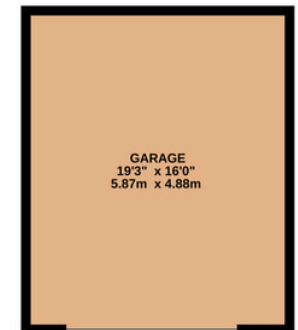
GROUND FLOOR  
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



GARAGE  
310 sq.ft. (28.8 sq.m.) approx.



FRONT STREET, LOCKINGTON, DRIFFIELD, YO25 9SH

TOTAL FLOOR AREA : 2235 sq.ft. (207.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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