



QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
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104 Front Street, Lockington YO25 9SH
£595,000

- Super detached home
- Over 1,800 sq ft
- Four bedrooms
- En-suite to master bedroom
- Two reception rooms
- 23' living room
- Conservatory
- Wonderful gardens
- Detached double garage
- EPC - awaited

A lovely spacious four bedroomed detached family home which extends to in excess of 1,800 square feet and has a lovely cottage feel as well as being located in a most picturesque East Riding village. The property is further enhanced by the delightful gardens and large corner plot, which will surely make this an ideal family home.

To the ground floor there are two reception rooms including a 23' living room, a very well appointed kitchen with polished stone worksurfaces, conservatory, utility and cloakroom. At first floor there is a master bedroom with en-suite bathroom, three further bedrooms and a very good sized family bathroom. As well as lovely gardens there is an extremely useful detached double garage and ample off street car parking accessed via a five bar gate.

This really does have the potential to be a super family home and should not be missed.

LOCATION

This property is situated in the delightful and very popular village of Lockington. Lockington is a picturesque residential village located between the market towns of Beverley and Driffild and in the heart of the East Yorkshire Wolds countryside. The village itself contains a variety of wonderful properties, Primary School and has good access to the afore mentioned market towns, together with good access to Hull and York.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With ornate tiled flooring, staircase to first floor and radiator.

LIVING ROOM

22' x 13' (6.71m x 3.96m)
Feature period style brick fireplace with tiled hearth and open fire, sealed unit double glazed windows to the front elevation and two radiators.

DINING ROOM

13' x 11' (3.96m x 3.35m)
Built-in fireside cupboards, pine fireplace, sealed unit double glazed windows to two elevations and radiator.

CONSERVATORY

15'5 x 10'2 (4.70m x 3.10m)
French doors to dining room, tiled floor, sealed unit double glazed windows and double radiator.

KITCHEN

16'10 x 9'4 (5.13m x 2.84m)
Having base and eye level units with polished stone worksurfaces incorporating a Belfast sink and space for Range, tiled floor, sealed unit double glazed bay window and double radiator.

REAR HALLWAY

Tiled floor, built-in cupboard, door to outside and radiator.

UTILITY ROOM

7'7 x 5'7 (2.31m x 1.70m)
Fitted base and eye level units with polished stone worksurfaces incorporating Belfast sink, plumbing for automatic washing machine, oil fired central heating boiler, tiled floor and sealed unit double glazed window.

CLOAKROOM

High level WC with corner wash basin and tiled floor.

FIRST FLOOR

LANDING

BEDROOM 1

13' x 12' (3.96m x 3.66m)
Sealed unit double glazed window and radiator, with additional hanging space.

EN-SUITE

7'6 x 4'9 (2.29m x 1.45m)
P-shaped bath with shower over, vanity wash basin and low level WC with concealed cistern. Victorian style radiator and sealed unit double glazed window.

BEDROOM 2

13' x 11' (3.96m x 3.35m)
Period style cast iron fireplace with fireside fitted wardrobes, sealed unit double glazed window and radiator.

BEDROOM 3

10' x 10' (3.05m x 3.05m)
Cast iron fireplace with tiled hearth, sealed unit double glazed window and radiator.

BEDROOM 4

9' x 8'7 (2.74m x 2.62m)
French doors and Juliet balcony overlooking rear garden, sealed unit double glazed window and radiator.

FAMILY BATHROOM

11'5 x 9'3 (3.48m x 2.82m)
Jacuzzi bath, shower in separate cubicle, wash basin and low level WC. Built-in airing cupboard housing hot water cylinder with electric immersion heater. Tiled walls, Victorian style radiator and traditional radiator, sealed unit double glazed window.

OUTSIDE

The property stands on a very good sized corner plot having lawned area to the front with hedged boundary, planting and gravel paths. To the side and rear is a gravel parking area with a cobbled double driveway leading to the garage accessed via a five bar gate. Beyond this stands a very attractive and screened lawned garden with planting beds, also benefiting from a timber summer house.

DOUBLE GARAGE

20'2 x 18' (6.15m x 5.49m)
Of brick and tile construction with solar panels providing hot water back-up, sliding access door, light and power laid on.

SERVICES

Mains water, drainage and electric are available or connected to the property.

CENTRAL HEATING

The property benefits from an oil fired central heating system.

DOUBLE GLAZING

The property benefits from sealed unit double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band F.

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

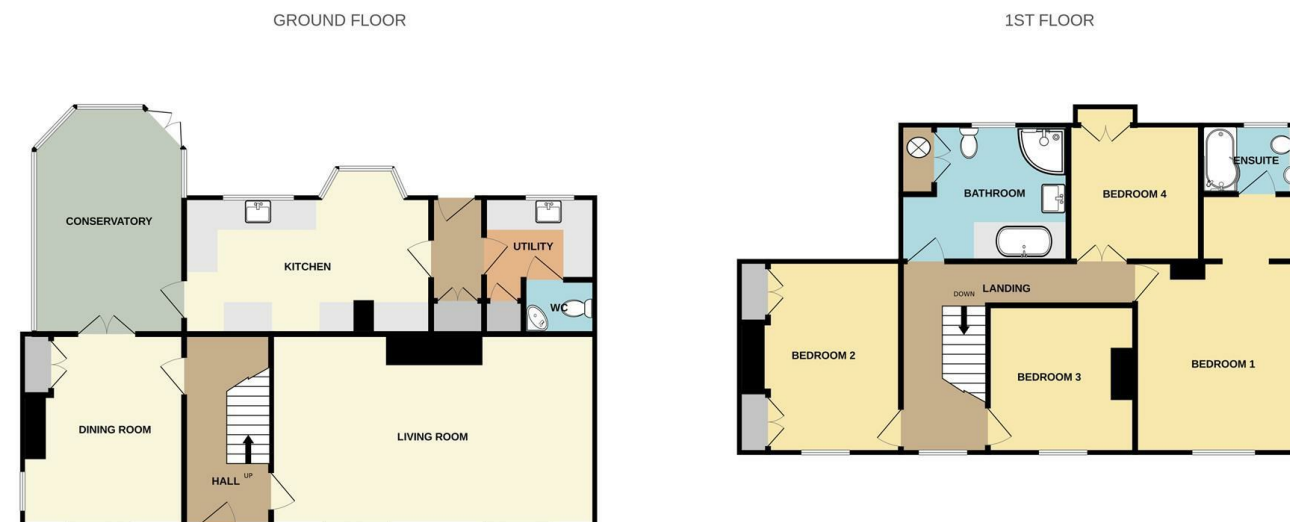
FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



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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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.