



QUICK & CLARKE
The Property Specialists

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32 Thorpe, Lockington YO25 9SW
£485,000

- Four double bedrooms
- Three reception rooms
- Large workshop over double garage
- Further potential to extend (subject to necessary permissions)
- Sought after village location
- Immaculately presented throughout
- Modern kitchen & bathroom
- EPC Rating: D
- Council Tax Band: E

A beautifully proportioned, generously sized and homely village house situated in an enviable position overlooking fields to the front. Boasting four double bedrooms, and with the further potential to extend into the current workshop over the double garage, the house also has the flexibility of three reception rooms with a layout that flows around the entrance hall. Immaculately presented and with a modern kitchen and bathroom, the property has been lovingly updated over time.

Situated in arguably one of East Yorkshire's most sought after villages conveniently close to Beverley, viewing is highly recommended.

LOCATION

The property is located on Thorpe, which is on the Western side of the centre of the village. Looking onto open fields to the front, the property is delightfully positioned close to the centre of the village.

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 aforementioned market towns, together with good access to Hull and York.

Further, the village has a strong community feel, with many regular and varied activities being organised around the village hall.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite glass panelled front door with matching glass panel to one side, oak style laminate flooring and stairs to the first floor accommodation.

CLOAKROOM

Two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin, a continuation of the laminate flooring from the entrance hall and window to the front elevation.

LIVING ROOM

23'11" x 12'11" (7.29m x 3.94m)
A very well-proportioned room offering great flexibility of layout and enjoying a dual aspect with windows to the front and patio doors opening out onto the rear garden. A composite stone fireplace houses a gas living flame fire (currently disconnected).

Open plan into the dining room.

DINING ROOM

9'11" x 8'10" (3.02m x 2.69m)
Window to the rear elevation.

SNUG

10'8" x 7'11" (3.25m x 2.41m)
Window to the front elevation.

KITCHEN

11'4" x 8'11" (3.45m x 2.72m)
A beautiful fitted kitchen having a good range of wall and base storage units with white fronts and contrasting granite style laminate work surfaces and ceramic tile splashbacks, four ring electric hob with glass splashback and extractor over, stainless steel one and a half bowl corner sink and drainer, Neff integrated oven and grill, chrome heated towel rail and window to the rear elevation.

Wide archway into the utility room.

UTILITY ROOM

Wall and base storage units to match those in the kitchen and matching work surface, inset sink and drainer, space and plumbing for a washing machine and tumble dryer, uPVC door opening onto the rear garden and integral door into the double garage.

FIRST FLOOR

LANDING

BEDROOM 1

12'11" x 9'7" (3.94m x 2.92m)
One wall encompassing fitted wardrobes with matching dressing table and window to the rear elevation.

BEDROOM 2

9'3" x 10'11" (2.82m x 3.33m)
Built-in cupboard and window to the front elevation.

BEDROOM 3

9'10" x 9'3" (3.00m x 2.82m)
Built-in cupboard and window to the front elevation.

BEDROOM 4

9'6" x 9' (2.90m x 2.74m)
Built-in wardrobes and window to the rear elevation.

BATHROOM

Four piece sanitary suite comprising panelled bath, semi-recessed hand wash basin, back to the unit w.c., corner shower enclosure, tiled walls and window to the rear elevation.

GARAGE

23'3" x 16'5" maximum (7.09m x 5.00m maximum)
A generously sized double garage with electric up-and-over door to the front and three windows to the side elevation. A courtesy door provides access to the rear garden and there is a storage unit with a sink and drainer. Fixed staircase to the workshop.

WORKSHOP

12'9" x 15'11" (3.89m x 4.85m)
Offering flexibility of use and the opportunity to increase the upstairs accommodation subject to the necessary permissions. Currently used as a workshop with two Velux windows to the rear elevation, built-in cupboards and electric sockets and lighting.

OUTSIDE

The property is set back from the road with a resin driveway providing ample parking for several cars. Access can be gained down the side of the house to the rear garden.

The rear garden has a patio area adjacent to the rear of the property which opens out onto a largely lawned garden with attractive summer house to one corner. There is a greenhouse and the oil tank is screened by fencing. There is also a brick store attached to the property.

SERVICES

Mains electric, water and drainage 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 uPVC double glazing.

TENURE

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

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 the 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



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.