



104 Front Street
Driffield, YO25 9SH
Asking price £450,000


WILLOWGREEN
ESTATE AGENTS

Nestled in the heart of a pretty village, this delightful 4 bedroom detached cottage offers characterful living surrounded by generous gardens. Combining traditional charm with a tranquil location, this is perfect for families or anyone seeking a peaceful countryside lifestyle. Early viewing is highly recommended to fully appreciate all that this home has to offer.

The property briefly comprises, entrance hall, lounge, breakfast kitchen, utility room, conservatory, cloaks/wc, landing and 4 bedrooms with family bathroom, double detached garage and mature garden.

Lockington is a small village and civil parish in the East Riding of Yorkshire, England. It is situated approximately 6 miles (10 km) north-west of Beverley town centre. The civil parish is formed by the villages of Lockington and Aike and the hamlet of Thorpe.

EPC rating E



ENTRANCE HALL 12'11" x 5'8" (3.96 x 1.74)
Timber glazed door, quarry tiled flooring, radiator, dado rail, stairs off.

LOUNGE 13'1" x 22'10" (4.00 x 6.98)
Two windows to front elevation, open fire with brick surround, coving, TV point and 2 radiators.

DINING ROOM 12'11" x 9'4" (3.96 x 2.86)
Window to the front and side elevation, recessed cupboard, fireplace with timber surround, picture rail, oak flooring, radiator.

BREAKFAST KITCHEN 9'0" x 16'8" (2.76 x 5.10)
Bay window and door to rear. Fitted with a range of wall and base units with granite worktop over. Ceramic belfast sink, integrated dishwasher and fridge. Tiled flooring, spotlighting.

CONSERVATORY/ SUN ROOM 15'3" x 10'1" (4.67 x 3.09)
Brick and timber construction, double glazed units, tiled flooring, double timber doors to garden.

REAR ENTRANCE 5'6" x 3'10" (1.70 x 1.19)
With painted timber glazed entrance door, radiator, tiled flooring and storage cupboard.

UTILITY ROOM 5'6" x 7'5" (1.69 x 2.28)
With range of wall and base units, floor mounted oil fired central heating boiler, space for washing machine and tumble dryer, ceramic 'Belfast' sink and mixer tap, granite work surfaces, tiled splash back and flooring, window to rear elevation and walk-in storage cupboard.

CLOAKS/WC 2'4" x 4'6" (0.73 x 1.38)
With high flush wc, corner wash hand basin, tiled flooring, radiator and tiled splash back.

LANDING 12'11" x 5'7" (3.94 x 1.72)
A split level, galleried landing, radiator, window to front elevation and doors to.

BEDROOM 1 13'0" x 11'11" (3.98 x 3.64)
Window to front elevation, radiator. Dressing area with space for storage/hanging etc.

EN-SUITE 4'10" x 7'5" (1.48 x 2.28)
Window to rear elevation. Fully tiled. Vanity wash hand

basin, low flush WC, P shaped bath, thermostatic shower over with glass screen.

BEDROOM 2 12'11" x 9'1" (3.96 x 2.78)
Window to front elevation. Feature fireplace, wardrobes with drawers to both sides of recess. Coving.

BEDROOM 3 8'2" x 8'10" (2.49 x 2.71)
Juliette balcony, loft access, radiator, currently used as a study.

BEDROOM 4 9'11" x 9'11" (3.04 x 3.04)
Window to front elevation, cast iron fireplace, radiator. Currently used as a study.

BATHROOM 9'3" x 11'5" (2.83 x 3.49)
With quadrant shower cubicle, thermostatic shower over, pedestal wash hand basin, low level wc, panelled bath with shower head, fully tiled walls, laminate flooring, storage cupboard/ airing cupboard, heated towel ladder with radiator, window to rear elevation, further radiator, extractor fan and loft access.

OUTSIDE
Situated on a delightful corner plot with remote gated vehicular access and timber hand gate to the front. In the front garden there are established holly trees, cherry blossom and magnolia to name a few. There are areas of lawn and gravelled pathways. Side gated access leads to the rear of the property, where there is a large tiered crazy paved stone flagged patio with planters, oil tank and brick built barbeque. The sweeping gravelled driveway leads round to the double garage and offers parking for many vehicles. The garden offers hedging, fencing and walled boundaries, large lawn with timber garden shed, summerhouse and greenhouse. A super private rural location.

DOUBLE GARAGE
A brick and tiled double garage with large storage in the eaves, timber doors to the front, power and light connected.

TENURE
We understand that the property is Freehold.

SERVICES
Water and electricity connected, there is no gas to the property. The property has oil fired central heating.

SOLAR PANELS
There are two solar panels on the garage roof which provides hot water.

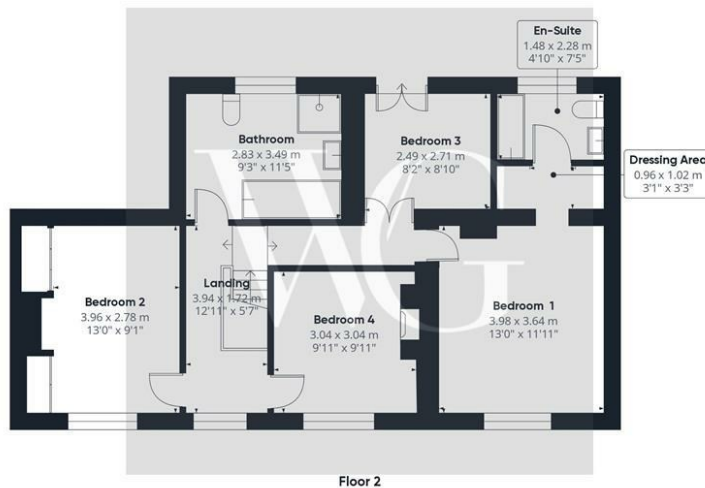
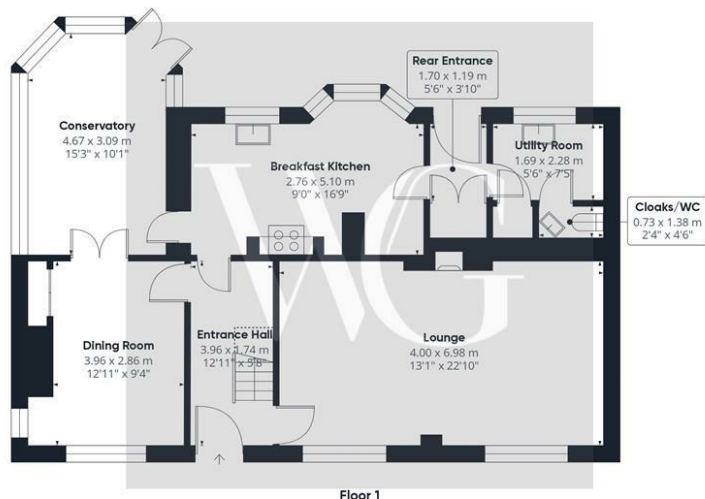
ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is E.

COUNCIL TAX BAND
The council tax band is F.

NOTE
The property is offered for sale with NO CHAIN.







WG

Approximate total area⁽¹⁾

151.1 m²

1626.42 ft²

Reduced headroom

0.8 m²

8.62 ft²

(1) Excluding balconies and terraces

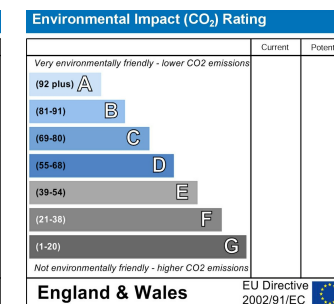
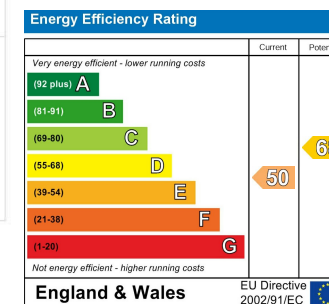
Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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