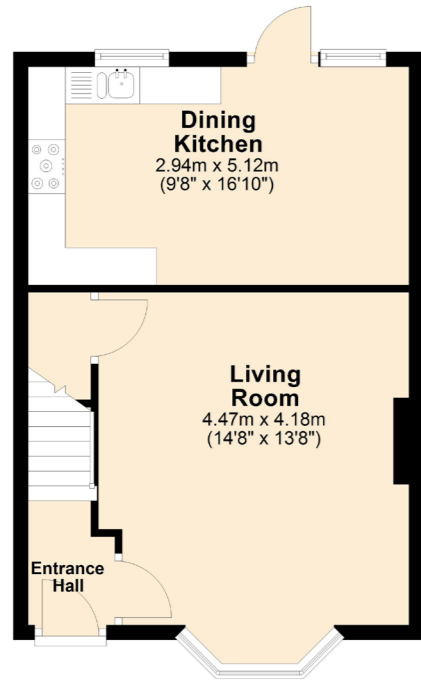


### Ground Floor

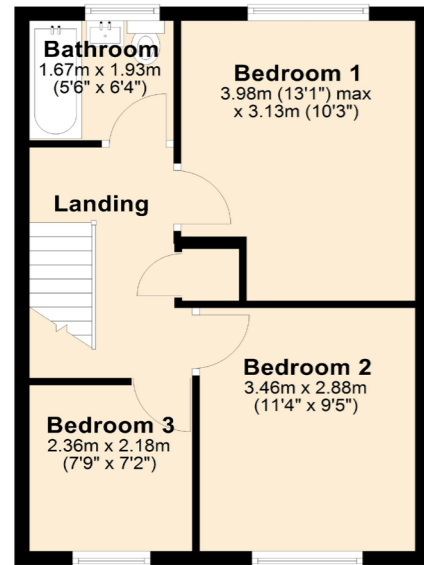
Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 77.6 sq. metres (835.1 sq. feet)

### First Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£210,000

4 Lockwood Drive,  
Beverley

#### HEATING & INSULATION

The property has a gas-fired radiator central heating system and uPVC double glazing.

#### SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

#### TENURE

The property is held under freehold title. Vacant possession upon completion.

#### COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'C'.

#### VIEWING

Strictly by appointment with the sole agent's Beverley office.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



# 4 Lockwood Drive, Beverley, HU17 9GX

A modern three bedroom bay fronted mid-town house on this sought after Peter Ward development located on the north side of Beverley. The property offers well-proportioned family accommodation with an updated kitchen and bathroom. The rear garden is not overlooked and it benefits from off street parking. No forward chain and early viewing essential.

This three bedroom bay fronted mid-town house provides an excellent chance to acquire an appealing Peter Ward built home on a sought after development off Lockwood Road. The modern house has had the kitchen and bathroom updated since it was new and the property is in good condition with a neutral decor and floor coverings in good condition. It offers generous room sizes and will be appealing to families in particular, but also to a wider range of buyers. With gas fired central heating and uPCV double glazing the accommodation comprises: an Entrance Hall, Living Room, fitted Dining Kitchen, 2 Double Bedrooms, a Single Bedroom and Bathroom. There is an area of lawn to the front of the property, a rear garden that is southerly facing and not overlooked, and off street parking.

A really lovely modern town house in a great location. There is no forward chain and an early internal inspection is highly advised.



### LOCATION

The property is located on a well-regarded development on the northern side of Beverley. The immediate area off Lockwood Road offers amenity space as well as 2 children's playgrounds. The Hayride Pub and Busy Bees Nursery are also located nearby. There are a number of pedestrian and cycle routes giving access to Beverley town centre as well as those by road. The nearby A1035 links to the A1079 and A164 providing access to York, Hull and the East Coast.

### ACCOMMODATION

#### Entrance Hall

Stairs to first floor.

#### Living Room

With a fireplace, understairs cupboard and bay window to the front.

#### Dining Kitchen

Fitted with a range of base and wall mounted units incorporating a 5 ring gas hob and an oven and grill. There are French doors and a further window to the front.

#### First Floor Landing

Built in cupboard.

#### Bedroom 1

A double bedroom with a window to the rear.

#### Bedroom 2

A double bedroom with a window to the front.

#### Bedroom 3

A single bedroom with a window to the front.

#### Bathroom

Fitted with a modern three piece suite in white comprising low flush WC, wash hand basin and panelled bath with shower over and concertina

shower screen.

### OUTSIDE

There is an area of lawn to the front of the property. To the rear there is a southerly facing garden with an area of raised timber decking and timber fencing to the perimeter. A gate leads to the parking area at the rear where there is off street parking.

