



Rectory View, Lockington, Driffield, YO25 9SG

Welcome to

Rectory View, Lockington, Drifffield

****GUIDE PRICE £280,000 - £290,000**** Superbly presented and extended detached family home in a peaceful country cul de sac, offering stunning rural views, wrap-around gardens, and exceptional quality throughout. Conveniently located between Beverley & Drifffield with easy access to York and Coast.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Dining Room

12' 8" x 11' 2" (3.86m x 3.40m)

Lounge

14' 9" x 12' 5" (4.50m x 3.78m)

Snug

7' 3" x 5' 9" (2.21m x 1.75m)

Cloakroom/WC

Kitchen

12' 6" x 9' 9" (3.81m x 2.97m)

Landing

Bedroom One

13' 1" plus wardrobes x 12' 8" extending to 15' 5" (3.99m plus wardrobes x 3.86m extending to 4.70m)

Bedroom Two

16' 2" narrowing to 12' 9" x 10' 2" (4.93m narrowing to 3.89m x 3.10m)

Bedroom Three

10' 2" x 9' 9" including wardrobes (3.10m x 2.97m including wardrobes)

Bathroom

Outside

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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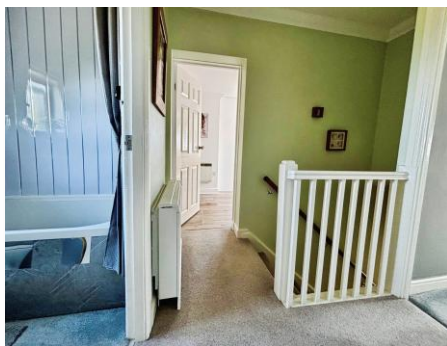
- ****GUIDE PRICE £280,000 - £290,000**** Wonderful position within a sought-after East Yorkshire village cul de sac
- Beautifully extended double-storey family home with flexible living spaces
- Wrap-around gardens with uninterrupted rural views
- Feature covered Koi pond adaptable to outdoor entertainment or hot tub area
- Impeccably updated and presented throughout - ready to move straight into

Tenure: Freehold EPC Rating: D

Council Tax Band: B

Guide price

£280,000-£290,000



Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BEV107359](https://www.williamhbrown.co.uk/Property/BEV107359)



Property Ref:
BEV107359 - 0007

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