



25 Front Street
Lockington, East Yorkshire YO25 9SH
Offers over £250,000

W&P WOOLLEY
& PARKS

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A FANTASTIC PROJECT OPPORTUNITY WITH NO ONWARD CHAIN
360° VIRTUAL TOUR AVAILABLE ONLINE 24/7***

ATTENTION DEVELOPERS, INVESTORS OR DIY ENTHUSIASTS! This charming semi-detached cottage has been part of the main street scene in this picturesque village since the late 1800's. Occupying a generous garden plot with lovely open views to the south, driveway parking and an assortment of outbuildings, the property has tremendous potential for developing the existing dwelling, subject to any necessary planning approval. Briefly, the property comprises Entrance Hall, Lounge, Kitchen and Bathroom to the ground floor, with three bedrooms upstairs. A viewing is essential to appreciate the true potential and beautiful setting!

Entrance Hall

A UPVC double glazed panel door opens into an entrance hall with stairs leading off.

Lounge 12'10" x 11'10" (3.91m x 3.61m)

With a double glazed window to the front elevation, tiled fireplace with open fire and back boiler, tv aerial cable and under stairs cupboard off.

Kitchen 8'11" x 8'7" (2.72m x 2.62m)

Fitted base unit with drawers, stainless steel sink unit and slate effect worktops, electric cooker point, double glazed window and uPVC external door. Lobby with shelved pantry cupboard off.

Bathroom 6'3" x 5'2" (1.91m x 1.57m)

A white suite comprises of a panelled bath with electric shower over, pedestal wash basin and WC. Patterned wall boarding, electric heater and a double glazed window.

First Floor Landing

Double glazed window to side elevation, electric heater and loft hatch.

Bedroom 12'2" x 8'7" plus wardrobe (3.71m x 2.62m plus wardrobe)

With a double glazed window offering far-reaching views, and a walk-in wardrobe space.

Bedroom 11'10" x 7'4" max (3.61m x 2.24m max)

Double glazed window to the front elevation and airing cupboard. There is a fireplace set within the chimney breast which has been boarded and decorated over.

Bedroom 8'10" x 8'1" max (2.69m x 2.46m max)

Double glazed window to the front elevation.

External

The cottage fronts the pavement, with a narrow grass verge and gated access to a paved hard-standing to accommodate off street vehicle parking. A sectional panel garage, with double doors, measures 15'10" x 8'0".

Outbuildings

Standing to the rear of the cottage is a run of outbuildings, comprising:

Store
6'0" x 5'4"

Coal Store
6'0" x 3'3"

Store
6'0" x 3'6"

Pig Sty
6'0" x 6'0"

*NOTE: The outbuilding includes Garage/Store spaces owned by the neighbouring property, so is not one continuous run and not split evenly down the middle.

Garden

The garden is an excellent size, predominantly laid to lawn, with planting beds and vegetable plot. There are assorted fruit trees (apple, pear, plum), low hedging to the boundaries and a timber storage shed (11'9" x 5'9").

Services

We understand the property to be connected to mains electric, water and drainage. There is no gas supply to the village.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

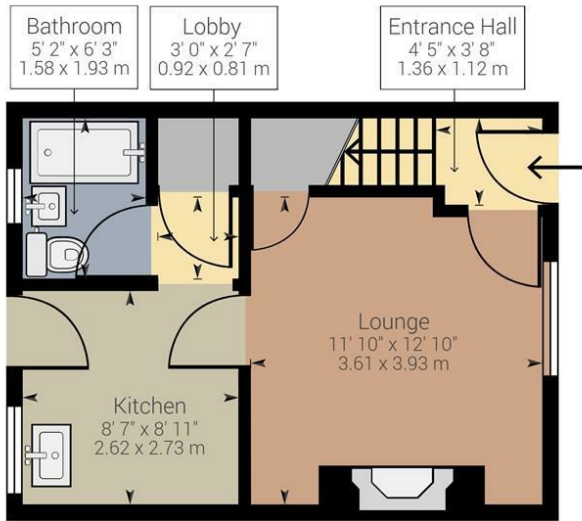
Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

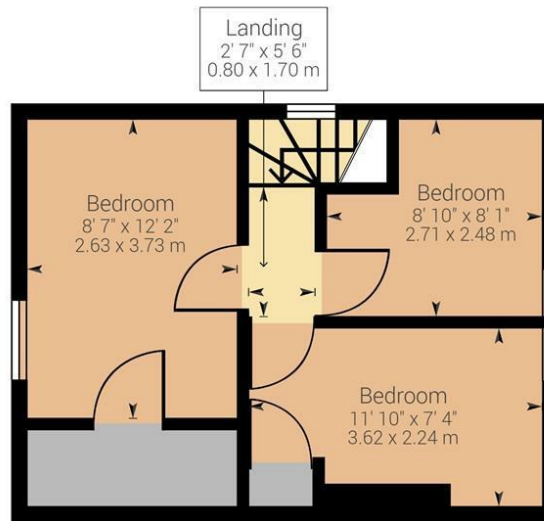
Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





Ground Floor



1st Floor

Approximate net internal area: 611.93 ft² / 56.85 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Map data ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

