



2 Thorpe Leys
Lockington, East Yorkshire YO25 9SP
£310,000

WP WOOLLEY
& PARKS

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A RECENTLY REFURBISHED DETACHED TRUE BUNGALOW IN A PRIME VILLAGE LOCATION360° VIRTUAL TOUR AVAILABLE ONLINE 24/7***

Occupying a pleasant position in this peaceful cul-de-sac, within the highly regarded village of Lockington, this detached true bungalow is certainly worthy of more than just a passing glance. Presented to a wonderful standard throughout, having been extensively refurbished by the current owner, the property offers a naturally light and nicely proportioned arrangement of accommodation which briefly comprises; Entrance Hall, Lounge with multi-fuel stove and doors out to the garden, a stylish high-spec Breakfast Kitchen, two Double Bedrooms, modernised Bathroom and an Integral Garage. Outside there is ample vehicle space in front of the property, and a pleasant garden enjoying a sunny, south-westerly aspect. The village itself has an enviable community spirit, surrounded by beautiful countryside and lies conveniently between the market towns of Driffield and Beverley.

Entrance Hall 9'8" x 8'9" (2.95m x 2.67m)

From a recessed porch, a modern composite external door, with double glazed panel detail and windows either side, opens to a welcoming entrance hall, with a built in storage cupboard, radiator and, newly fitted, oak finish internal doors leading off.

Lounge 19'8" x 13'8" (5.99m x 4.17m)

A spacious and naturally light reception room enjoys a dual aspect via the double glazed window to the front elevation and double glazed patio doors to the rear, opening to the garden. With ceiling coving, radiator, tv point and a chimney breast niche with slate hearth, housing a multi-fuel stove.

Breakfast Kitchen 14'8" x 10'2" (4.47m x 3.10m)

A fantastic modern kitchen, made to specification by 'Kutchenhaus' of Beverley, features a range of base, wall and drawer units in a black, high-gloss finish, with two back-lit tinted glass wall cabinets, with electronically operated louvre doors, contrasting oak effect work surfaces, surrounds, splash backs and wall panelling, with inset 'Reginox' composite sink and feature inset mirror. Integrated appliances include an electric oven and separate microwave/grill oven, electric hob with contemporary, angled extractor hood, fridge and a dishwasher. With radiator, spot lighting, double glazed external door and a large double glazed window looking out to the garden.

Bedroom One 13'9" x 11'8" (4.19m x 3.56m)

A very generously proportioned bedroom features a radiator, tv aerial cable and a double glazed window to the front elevation.

Bedroom Two 11'11" x 9'0" (3.63m x 2.74m)

A second double room, with radiator, double glazed window and a fitted wardrobe with sliding fronts, fitted shelving and hanging rails.

Bathroom 8'4" x 5'9" (2.54m x 1.75m)

A re-fitted bathroom features a modern white suite with panelled bath, mixer shower attachment and glass side screen, vanity wash basin with cabinet below and a WC. With attractive column radiator with towel rail, marble patterned wall boarding, shaver point and a double glazed window.

Integral Garage 16'6" x 8'2" (5.03m x 2.49m)

With integral access from the Entrance Hall, the garage features an up and over door from the driveway, uPVC side personnel door, radiator, lighting, electric sockets, cold tap and plumbing for a washing machine. A loft hatch gives access to a vast loft space. There is an obvious opportunity to convert the garage into an additional bedroom or reception room, if required.

External

Having been recently re-landscaped, the property frontage features a tarmac driveway and gravelled forecourt providing ample vehicle parking space, with a paved pathway accessing the front door and approaching gated access to either side of the property.

Gardens

The rear garden is mainly lawned, with paved and gravelled borders and a patio terrace. To the side of the property is a further terrace area with a large timber store shed. Quality timber fencing marks the perimeter.

Services

The property is connected to mains electricity, water and drainage. The central heating is oil-fired, with an external boiler serving a radiator system. The entire system (with the exception of the oil tank itself) was installed in 2019 by 'Rix Heating Services'. The oil tank is neatly housed within a brick-built cupboard to the side of the bungalow.

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.

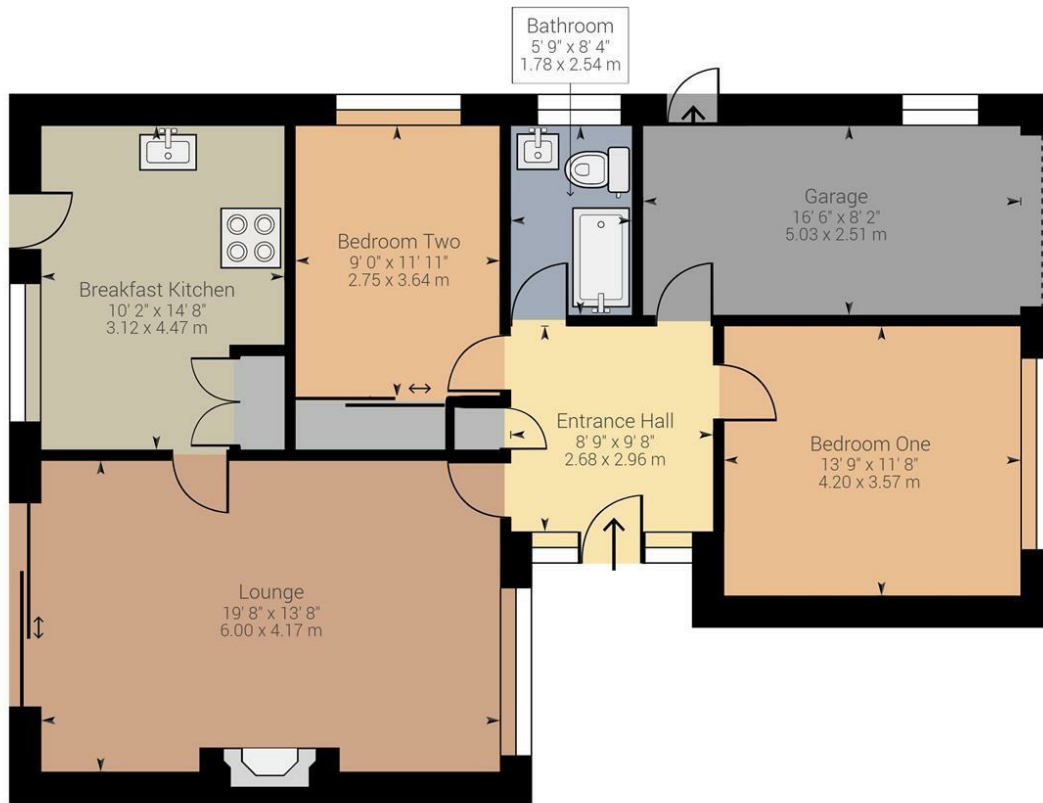
Disclaimer:

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.





Approximate net internal area: 878.48 ft² (1017.21 ft²) / 81.61 m² (94.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		

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