



54 Front Street, Lockington, Drifffield, East Riding of Yorkshire, YO25 9SH

FINE & COUNTRY

A BEAUTIFULLY PRESENTED GEORGIAN PERIOD PROPERTY IN ONE OF THE MOST DESIRABLE VILLAGES
JUST OVER FIVE MILES FROM BEVERLEY



Standing on a substantial $\frac{1}{4}$ acre plot this Grade II Listed Georgian Period Property provides generous three/four bedroom accommodation. Having been the subject of considerable investment combining the comfort of 21st century living with the character and style of the Georgian era. An opportunity and a privilege to be the custodian of a Grade II Listed property.

Take a look at the photographs and floorplan to appreciate the versatility and style on offer.

Location

Lockington is a beautiful village situated between Driffield and Beverley close to the village of Hutton Cranswick and has its own post office, Church of England primary school and Church. Beverley is an extremely popular historic market town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is ideally located for access to Hull, the east coast and the motorway network.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more details on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Central Entrance Hall
With staircase off.

Living Room

Feature fireplace with inset wood burning stove and Karndean flooring.

Dining Room

Recessed fireplace with wood burning stove.





Open Plan Dining Kitchen

Includes a range of bespoke cabinets in stylish tulip wood with complementing solid oak worktops. Inset twin Belfast style sink, integrated appliances include two refrigerators plus dishwasher and range oven. Travertine flooring continues to the ...

Conservatory

Enjoying a delightful private outlook over the gardens with double French doors and underfloor heating.

Rear Entrance Lobby

Gives access to the ...

Utility Room

With fitted hardwood worktops and inset Belfast sink, wall mounted LPG gas fired central heating boiler unit and plumbing for an automatic washing machine.

Downstairs WC

With wash hand basin.



First Floor Landing

Master Bedroom

L shaped room. Enjoying a delightful village outlook over the beck. Open plan to the ...

En-suite

Which includes a cast iron free standing bath and wash hand basin.

Bedroom 2

With an original period fireplace.

Bedroom 3/Dressing Room

With secondary staircase direct from the kitchen and through access to ...

Bedroom 4

Family Bathroom

Features a four piece suite comprising free standing cast iron bath, independent shower cubicle, vanity wash hand basin on period wash stand and low level w.c., part tiling and heated towel rail.

Outside

The property enjoys a delightful village setting overlooking the beck.

A wide driveway provides off street parking leading to a brick garage behind which is a substantial brick built workshop and garden room with double French doors. The gardens extend to the side of the property and steps lead to a rear garden which is well enclosed and not overlooked with an open aspect beyond, being mainly lawned and includes a variety of ornamental shrubs and trees.

Services

Mains electricity, water and drainage are connected to the property.

Central Heating

The property has an LPG gas fired central heating system to panelled radiators with underfloor heating in the conservatory which is part of the main wet system.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*



Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

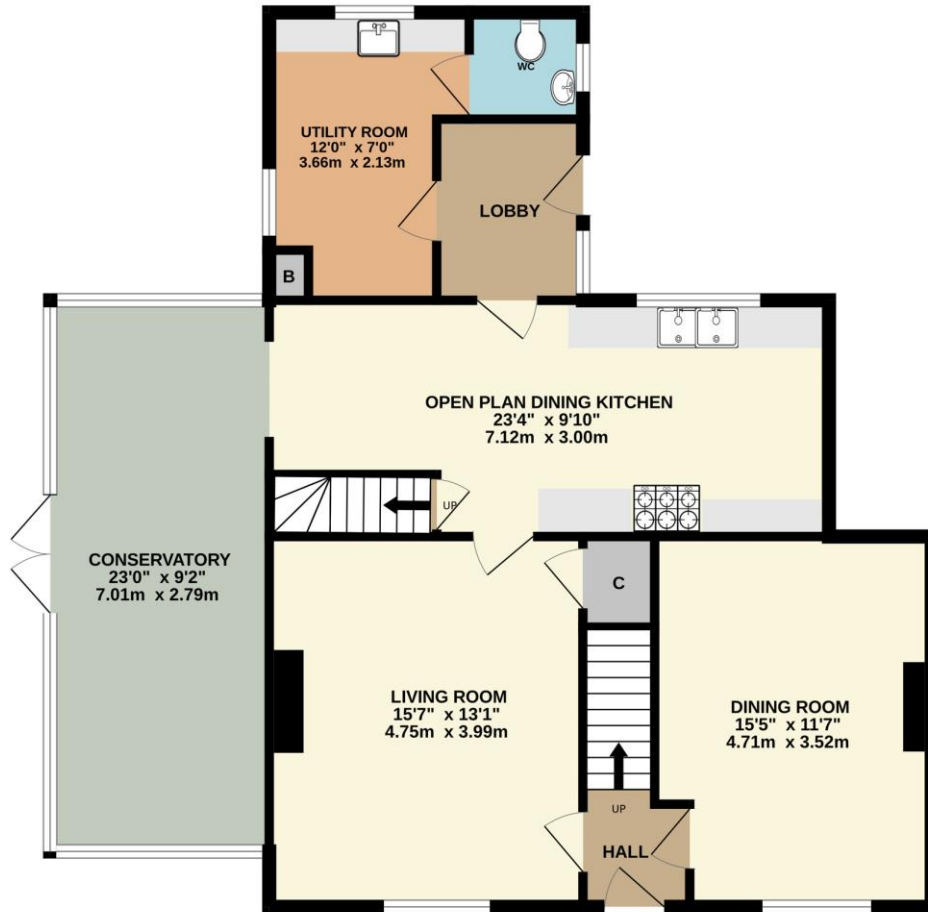
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

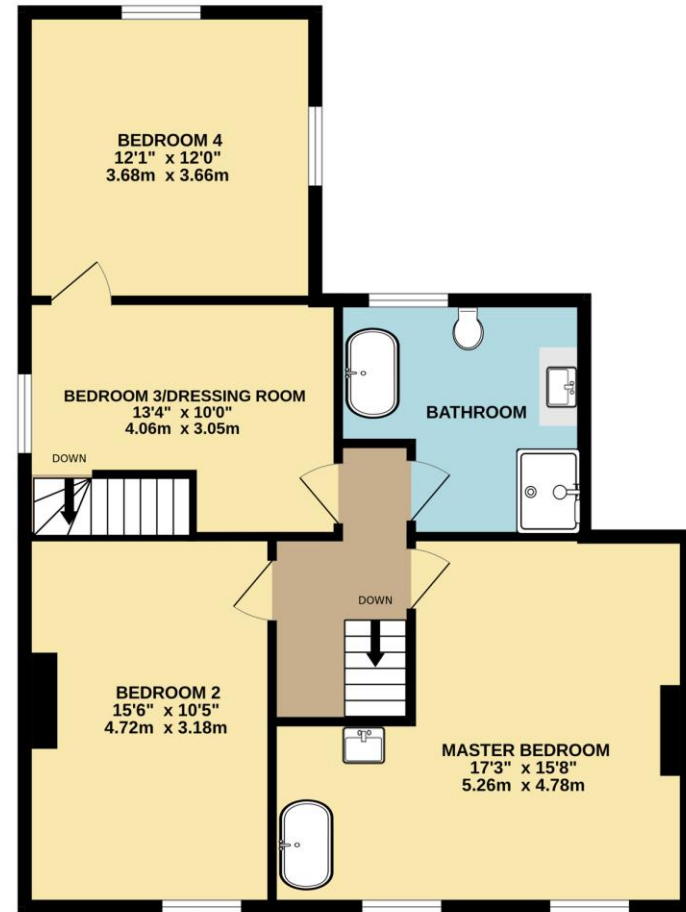
Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR
795 sq.ft. (73.9 sq.m.) approx.



FRONT STREET, LOCKINGTON, YO25 9SH

TOTAL FLOOR AREA : 1811 sq.ft. (168.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

