

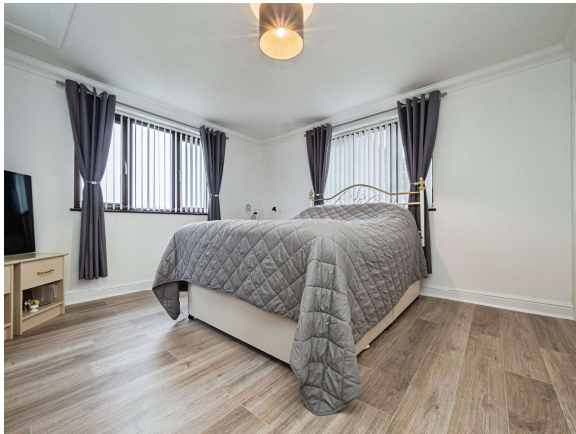


Rectory View, Lockington Driffield YO25 9SG

Welcome to

Rectory View, Lockington Driffield

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 and Driffield with easy access to York and the East 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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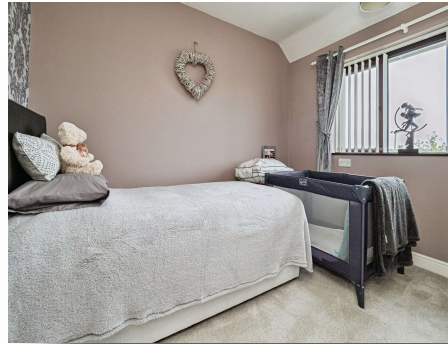
Rectory View, Lockington Driffield

- Wonderful country 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

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



Property Ref:
BEV107359 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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