32 Lockwood Street
Driffield, East Yorkshire YO25 6RU
Price £390,000

W&P WOOLLEY & PARKS

*** A PERIOD HOME OF DISTINCTION OFFERING SPACIOUS ACCOMMODATION IN A PRIME CENTRAL DRIFFIELD LOCATION *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Situated in a highly regarded location, within very easy reach of Driffield's wide range of amenities, this imposing Victorian townhouse is an ideal home for the growing family, offering a spacious and versatile arrangement of accommodation, presented to a wonderful standard throughout and boasting a wealth of charming character. The property occupies a generous plot, with ample driveway parking space for several vehicles, and a neatly landscaped garden enjoying a southerly aspect. Arranged over three floors, briefly comprising Entrance Hall, Lounge, Dining Room, Utility/Shower Room, Kitchen and Breakfast Room, Rear Entrance Lobby and Garden Room to the ground floor, Four Bedrooms, House Bathroom and Separate WC to the first floor, and a further Double Bedroom to the top floor. Early Viewing is strongly advised!

Entrance Hall
A modern composite entrance door, with double glazed panel detail, opens to a welcoming hallway with ornate ceiling coving, two radiators, built-in storage cupboard and fitted carpet. The staircase rises to the first floor, with additional storage cupboard below.

Lounge 15'8" x 13'9" plus bay (4.78m x 4.19m plus bay)
A fabulous reception room, with characterful high ceilings, ornate coving, picture rail, radiator, TV point and a walk-in bay with double glazed sash windows to the front elevation. A log burner stands upon a granite hearth, within an exposed brick chimney breast niche with timber mantelpiece surround, creating a wonderful focal point.

Dining Room
13'10" x 12'4" plus bay (4.22m x 3.76m plus bay)
Another excellent and versatile reception room, again with ornate ceiling coving, picture rail, radiator, fitted carpet and a walk-in bay with double glazed sash windows to the side elevation. A living flame gas fire, set within a granite composite hearth and back with timber mantelpiece surround, creates an appealing focal point.

Utility/Shower Room 7'8" x 6'5" (2.34m x 1.96m)
A most useful convenience featuring a white suite comprising shower enclosure, wash basin and WC, with a fitted worktop and plumbing to accommodate freestanding washing machine and a tumble dryer. With attractive wall and floor tiling, chrome towel radiator, extractor fan and a double glazed privacy window.

Breakfast Room 13'3" x 12'7" (4.04m x 3.84m)
A lovely social space, open plan to the kitchen, with ceiling coving, laminate flooring, radiator and a s=double glazed sash window to the side elevation.

Kitchen 12'5" x 7'8" (3.78m x 2.34m)
Comprehensively fitted with a range of base, wall and drawer units in a beech wood finish, with rolled edge laminate worktops, stainless steel sink unit and splash back tiling. With recess space to accommodate a freestanding cooker beneath a fitted extractor hood, and plumbed recess for freestanding dishwasher, wall mounted gas combi boiler, herringbone style flooring, ceiling coving and a double glazed sash window to the side elevation.

Rear Entrance Lobby and Inner Hall
The rear lobby provides a useful alternative entrance to the home via an attractive timber external door, with Velux roof light and fitted carpet. An inner hall connect the Lobby with the Kitchen and Garden Room, with fitted wall cabinets and carpet.

Garden Room 12'2" x 9'5" (3.71m x 2.87m)
A pleasant reception room with double glazed French doors to the garden, four Velux roof lights and laminate flooring.

First Floor Landing
A generous, split-level landing with built-in storage, radiator and fitted carpet.

Bedroom One 14'0" x 12'5" (4.27m x 3.78m)
A generous double room with ceiling coving and picture rail, radiator, fitted carpet and a double glazed sash window to the side elevation.

Bedroom Two 13'2" x 12'1" (4.01m x 3.68m)
A lovely double room, with characterful feature fireplace, ceiling coving, radiator, fitted carpet and a double glazed sash window to the front elevation.

Bedroom Three 12'5" x 11'1" (3.78m x 3.38m)
A lovely double room with radiator, fitted carpet and a double glazed window to the side elevation.

Bedroom Four 9'1" x 7'5" (2.77m x 2.26m)
A comfortable single room, with ceiling coving, radiator, fitted carpet and a double glazed sash window to the front elevation.

Bathroom 10'3" x 6'6" (3.12m x 1.98m)
A smartly appointed facility features a white suite comprising bath tub with shower over and a vanity wash basin with cabinet below. Attractive wall tiling, vinyl flooring, chrome column radiator with towel rail, plus electric towel radiator and a double glazed window.

Separate WC
With WC, radiator, vinyl flooring and a double glazed window.

Attic Bedroom
16'0" x 11'10" deepens (4.88m x 3.61m deepens)
A generous double bedroom, with two radiators, two Velux roof lights, fitted carpet, access to useful eaves storage, and a double glazed window to the front elevation.

External
The property is approached via a wide vehicular access onto the driveway, which extends to the side of the house, beyond double gates into an additional courtyard area with storage. A low boundary wall extends in front of the house, with a hedge screen providing privacy.

Rear Garden
A pleasant garden area, enjoying a sunny, south-facing aspect, set within a part walled and part fenced perimeter. Attractively landscaped to provide a lawn, Indian sandstone patio terrace and retained planting box. Summerhouse and store shed, external lighting and cold water tap.

Tenure
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - D.

Virtual Viewing/Videos
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).

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.

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.

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Ground Floor

Floor 1

Floor 2

Approximate total area(1)

2117.29 ft²

196.7 m²

Reduced headroom

49.52 ft²

4.6 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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26 Market Place | Driffield | East Yorkshire | YO25 6AR
Tel: 01377 252095 | Email: Driffield@woolleyparks.co.uk | www.woolleyparks.co.uk