



**QUICK & CLARKE**  
The Property Specialists

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**3 South Glebe, Lockington YO25 9ST**  
**£495,000**

- Superb detached bungalow
- Extremely spacious
- Approximately 1300 square feet
- 2 reception rooms; 3 bedrooms
- Family bathroom
- Substantial gardens to front and rear
- Mature tree lined setting
- Outstanding village location
- Heart of the Yorkshire Wolds
- EPC Rating: F; Council Tax Band: E

An extremely spacious three bedroom detached bungalow standing on a super plot within the heart of this picturesque and most sought after Yorkshire Wolds village.

The bungalow extends to almost 1300 square feet with large mature tree lined gardens to front and rear, along with ample off-street car parking and attached single garage. As well as the three bedrooms there are two reception rooms, kitchen and family bathroom and the whole offers a super opportunity to acquire a rarely available bungalow, which is in need of a degree of modernisation, but standing in an outstanding position.

#### LOCATION

Lockington is a conservation village which is predominantly estate owned and is situated in an idyllic position lying between the A164 Beverley to Driffield and the B1248 Beverley to Malton roads, and as such is largely sheltered from through traffic. Having a thriving community with regular activities arranged around the village hall, Lockington also has its own primary school and in terms of hostelry, is well served by the Wellington Inn at neighbouring Lund and the Michelin starred Pipe & Glass at South Dalton. Beverley 7 miles, Driffield 8.5 miles, Kingston upon Hull 14 miles, York 27 miles.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE LOBBY

Dado rail.

##### DINING HALL

14'2" x 8'9" (4.32m x 2.67m)  
Ceiling coving and dado rail, PVCu sealed unit double glazed windows and French doors to garden along with two radiators. Built-in storage cupboard.

##### CLOAKROOM

Low level w.c., wash hand basin, part tiled walls, PVCu sealed unit double glazed window and radiator.

##### LIVING ROOM

23'2" x 11'10" (7.06m x 3.61m)  
Dark wood fireplace with cast iron and tile inset having open fire, ceiling coving and dado rail, PVCu sealed unit double glazed windows and radiator.

##### BREAKFAST ROOM

10' x 8'10" (3.05m x 2.69m)  
Ceiling coving and dado rail, PVCu sealed unit double glazed window and radiator.

##### KITCHEN

12'10" x 8'10" (3.91m x 2.69m)  
Base and eye level units incorporating an electric oven and hob, single drainer sink unit, PVCu sealed unit double glazed window overlooking the rear garden, door to outside and radiator.

##### BEDROOM 1

14' x 13'10" (4.27m x 4.22m)  
PVCu sealed unit double glazed windows to two elevations and radiator.

##### BEDROOM 2

14' 9'5" (4.27m 2.87m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 3

10' x 10' (3.05m x 3.05m)  
PVCu sealed unit double glazed window and radiator.

##### FAMILY BATHROOM

14'10" x 6' (4.52m x 1.83m)  
Panelled bath, wash basin and low level w.c., shower in separate cubicle, built-in airing cupboard housing hot water cylinder, part tiled walls, PVCu sealed unit double glazed window and radiator.

##### OUTSIDE

The property stands on a lovely large plot with mature tree setting having a garden with parkland fencing and double gates to the driveway at the front, whilst at the rear is a generously proportioned lawned garden with paved terraced seating area.

##### GARAGE

The property benefits from an attached single garage with double doors along with rear personal access door.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from PVCu double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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.  
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