



‘The Old Village Shop’  
Main Street  
Tibthorpe, YO25 9LA

ASKING PRICE OF

£295,000

2 Bedroom Detached Cottage



Bedroom 1



2



1



1



Off Road  
Parking



Oil Central Heating

## 'The Old Village Shop' Main Street, Tibthorpe, YO25 9LA

**A truly unique and desirable home presented to the ultimate standard and a real credit to the seller. This is really one of those homes which needs to be viewed in order to be fully appreciated with the accommodation itself offering charm, style and character - all presented to a move-in standard!**

As its name suggests, the property is on the site of the old village shop, however, we understand that the property was re-built using existing materials and, as such, not only provides a wealth of character features, it also benefits from modern installation standards, enhanced further by the addition of a wood burning stove in the lounge which again is a characterful feature.

The accommodation on offer includes entrance hall, lounge with dining area and aforementioned log burning stove, fitted kitchen with appliances, separate utility room and WC, two bedrooms and bathroom.

Externally, are private and low maintenance patio style gardens plus off-street parking.

**In summary, this is a home which really does stand out from the crowd, being a little out of the ordinary, yet having a lovely position within the village that is handily situated for access into Drifffield and Beverley which are the nearest centres.**

### TIBTHORPE

Tibthorpe is a village and civil parish in the East Riding of Yorkshire. It is 5 miles (8 km) to the west of Drifffield on the edge of the Yorkshire Wolds, it lies on the B1248 road between the villages of Bainton to the south and Wetwang to the north. High Wood and Low Wood to the south are a haven for wildlife.



Cloaks/WC



Utility Room



Lounge



Lounge

## Accommodation

### ENTRANCE HALL

A lovely light and airy entrance to the property complimented by a range of oak finished cottage-style doors leading off to all rooms. Radiator.

### LOUNGE

24' 2" x 11' 8" (7.39m x 3.58m)

With front and side windows, solid wood flooring and oak beamed ceiling. Feature free-standing log burning stove. Radiator.

This room offers adequate space for a dining table and dedicated "snug" area with integrated seating.

### KITCHEN

10' 8" x 9' 6" (3.26m x 2.92m)

Extensively fitted along three walls with a modern range of kitchen units including base and drawer units plus wall cupboards to match and complimentary worktops. Cupboards finished with white doors in a handle less design. Kick space heater and integrated electric oven and microwave plus hob with extractor over. One and a half bowl sink with single drainer and base cupboard beneath. Solid wood floor and inset ceiling spotlights. Integrated dishwasher.

### UTILITY ROOM

11' 9" x 6' 3" (3.59m x 1.93m)

With side exterior door and wood effect flooring. Inset lighting. Radiator.

### CLOAKROOM/WC

5' 8" x 2' 11" (1.73m x 0.91m)

With low level WC and wash hand basin. Half panelled walls. Radiator.

### BATHROOM

6' 7" x 5' 2" (2.02m x 1.58m)

With suite comprising a curved edge shower bath, having a curtained rail, mixer tap with shower attachment. Vanity wash hand basin and integrated WC. Radiator.

### BEDROOM 1

14' 4" x 9' 8" (4.39m x 2.96m)

With wood effect floor, part panelled walls and inset ceiling lighting. Radiator.

### BEDROOM 2

10' 2" x 8' 5" (3.11m x 2.57m)

With inset lighting and wood effect flooring. Radiator.



Kitchen



Bedroom 1



Bedroom 2



Bathroom

## OUTSIDE

The property is built flush to the pavement.

To the rear is a private area of walled patio-style garden. This area extends to the rear of the property suitable for storage of bins etc. There is also access to a private parking area.

## CENTRAL HEATING

Oil fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

Sealed unit double glazing throughout.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## SERVICES

Mains water, electricity and drainage.

## COUNCIL TAX

Band B.

## ENERGY PERFORMANCE CERTIFICATE

Rating D.

## NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

## VIEWING

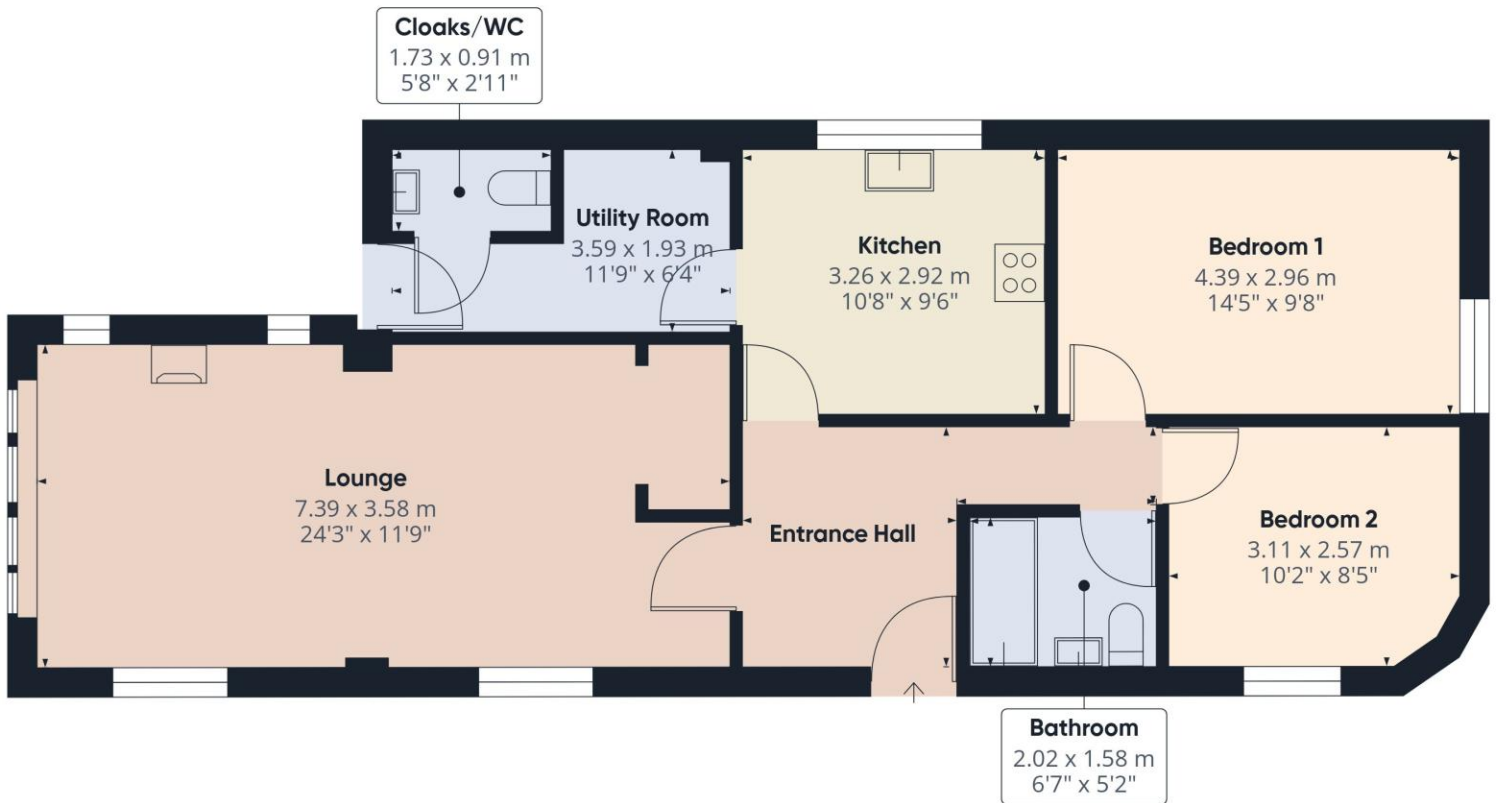
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



Patio style garden

The digitally calculated floor area is 76 sq m (816 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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