



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Guide Price
£499,950

**Low Yard, 2 Main Street,
Tibthorpe, YO25 9LA**

PARKING
Off street parking for two cars.

SERVICES
Understood to all be connected to mains water and electric. Heating is via electric storage heaters and an electric AGA.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door and window to the side aspect, exposed beams, pannelled walls, built in storage cupboards, stairs leading to the first floor, tiled flooring and power points.

KITCHEN/DINING AREA- 14'5 (4.41m) x 12'4 (3.78m)

Country cottage kitchen with window to the front and rear aspect, exposed beams, stairs leading to the first floor landing, a range of base units with solid oak worktops, Belfast sink, space for fridge/freezer, integrated dishwasher, electric Aga, tiled flooring, TV point and power points.

LOUNGE- 10'5 (3.19m) x 14'7 (4.46m)

Cosy living space with window to the front aspect, exposed beams, built in storage cupboards and recessed fitted shelving,, open cast iron fireplace, fitted carpets, fitted carpets, electric storage heater and power points.

PORCH- 8'1 (2.47m) x 6'10 (2.10m)

A versatile and nautrally light room which is currently a study/play room with vaulted ceilings and door to the front aspect, window to the front and side aspect, under floor heating, exposed beams, tiled flooring and power points.

DOWNSTAIRS BEDROOM ONE- 12'2 (3.71m) x 8'4 (2.55m)

Double bedroom with windows to the rear aspect, built in wardrobes, wall mounted sink with tiled splash back and mixer tap, wall mounted vanity unnit, laminated flooring, electric storage heater and power points.

EN-SUITE- 3'3 (0.99m) x 5'2 (1.58m)

Inset spotlights, fully tiled walls, low flush WC, shower cubilce, heated towel rail and extractor fan.

FIRST FLOOR LANDING

Window to the side aspect, exposed beams and exposed floorboards. There is also access to the loft space.

BEDROOM TWO- 10'1 (3.10m) x 15'0 (4.59m)

Double bedroom with window to the front aspect, built in wardrobes and storage cupboards, fitted carpets, electric storage heater and power points.

BEDROOM THREE- 12'6 (3.82m) x 8'6 (2.60m)

Window to the front aspect, built in wardrobes and storage cupboards, exposed floorboards, electric storage heater and power points.

BATHROOM- 4'9 (1.47m) x 6'9 (2.08m)

Opaque window to the side aspect, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, pannelled bath with overhead electric shower, vinyl flooring, heated towel rail and extractor fan.

FIRST FLOOR

Accessed via another staircase leading to:

BEDROOM FOUR/SNUG- 19'3 (5.88m) x 11'5 (3.50m)

Another versatile room which is currently used as an additional bedroom with windows to the side and rear aspect, fitted carpets, electric storage heaters and power points.

ANNEX

ENTRANCE/UTILITY ROOM- 12'4 (3.76m) x 8'5 (2.57m)

Door and window to the rear aspect, exposed beams, inset spotlights, built in storage cupboard, wall units with worktop and space/plumbing underneath for washing machine and dryer, tiled flooring, electric storage heater and power points.

OPEN PLAN KITCHEN/LIVING/DINING AREA- 22'8 (6.91m) x 13'6 (4.13m)

A stunning, converted workshop with windows to the front and rear aspect, coving, inset spotlights, log burning stove with wooden mantle piece and stone hearth to the living area. The kitchen/diner benefits from a range of base units with solid wood worktop, integrated fridge/freezer, integrate dishwasher, electric oven and hob, laminated wood effect flooring, electric storage heater and power points.

SHOWER ROOM- 7'0 (2.15m) x 5'2 (1.58m)

Opaque window to the front aspect, pannelled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, wall mounted vanity unit, heated towel rail, tiled flooring and extractor fan.

BEDROOM- 10'3 (3.14m) x 13'10 (4.23m)

Double bedroom with French doors to the rear aspect and additional window to the side, exposed beams, vinyl flooring, electric storage heater and power points.

GARDENS

Beautifully landscaped North facing garden which is the main focal point of the property. It is very well maintained and extends to around 0.25 acres. There are areas of lawn with well-stocked raised flower and shrub borders, York stone paved patio and paths. At the foot of the garden stands a large railway sleeper and corrugated iron constructed building that provides a covered, paved sitting area, a large general-purpose store and a tool shed. A further area of secluded garden includes a small brick lawnmower shed, an orchard stocked with apple, crab-apple and damson trees and a fruit garden stocked with raspberries, white currents and gooseberries.

PARKING

Off street parking for two cars.

Low Yard, 2 Main Street, Tibthorpe, YO25 9LA

DESCRIPTION

An amazing opportunity to purchase a unique country cottage. Low Yard is a beautifully presented, three bedroom, charming detached home providing versatile accommodation throughout and has to be seen to be fully appreciated. The current vendor has upgraded throughout and turned what was a workshop, into a fantastic annex which could be used as guest accommodation or holiday cottage (subject to planning). The property sits on a fabulous corner plot measuring at around 0.25 acres with the most picturesque garden. We highly recommend that an appointment to view is made at the earliest opportunity in order to see and feel first-hand, the exceptional qualities provided by this delightful country home.

The property briefly comprises:- entrance hall, ktichen/dining area, lounge, porch, downstairs bedroom and en-suite, first floor landing with an additional two bedrooms and family bathroom. To the other side of the house is another staircase which takes you to another reception room which is currently used as a forth bedroom. To the outside is a one bedroom annex with kitchen/dining/living space, utility room, bedroom and shower room and externally enjoys a pristine garden with gated off street parking.

LOCATION

Tibthorpe is an unspoilt village located 5 miles from the market town of Driffield. Tibthorpe lies between the village of Wetwang which boasts a popular fish and chip shop, two pubs and a newly built village hall. Driffield itself provides an excellent range of amenities and is conveniently placed for access to the larger centres of Bridlington, Malton, Beverley and Pocklington. The Cities of York and Hull are also easily accessible.

