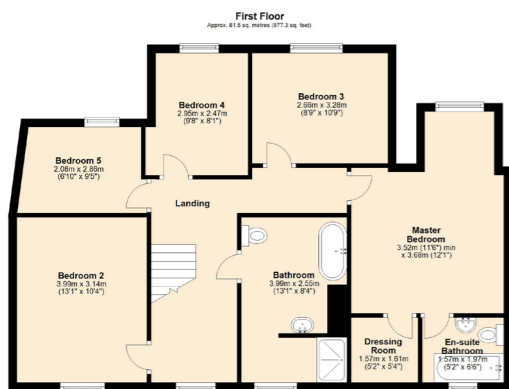


Total area: approx. 177.1 sq. metres (1906.7 sq. feet)
Location of existing building. Part possessed using title.



Offers In Region Mole Cottage, 8 Butts Lane, Tibthorpe, YO25 9LE
£425,000

SERVICES
 Mains water, electricity and drainage are believed to be connected but have not been tested. The property has oil-fired central heating and an LPG bottled gas supply to fuel two fires.

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 'E'.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	43 E	
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



Mole Cottage, 8 Butts Lane, Tibthorpe, YO25 9LE

DESCRIPTION

Situated in a delightful, quiet setting, away from the main road, this charming cottage property provides an extensive range of accommodation, including five bedrooms, three Reception Rooms and two bathrooms. The Kitchen features an Aga, and is open plan to an attractive Dining/Breakfast area with doors onto the rear garden. There are two main Reception Rooms, one being a spacious through room, also with French windows onto the rear South-facing garden. The Master Bedroom features an En-Suite bathroom and a Dressing Room and there are four additional Bedrooms (two double and two single as well as a family Bathroom). The property is ready to move into; however, some decorations are tired, and the windows are in need of replacement or redecoration at the very least. The garden is also ready for a complete overhaul.

LOCATION

Tibthorpe is a small, unspoilt Wolds Village conveniently placed for access to the nearby Market towns of Driffield, Beverley and Pocklington, where an excellent range of amenities can be found.

THE ACCOMMODATION COMPRISES:

GROUND FLOOR:

ENTRANCE HALL

With external door to the front elevation and exposed floorboards.

KITCHEN/LIVING/DINING ROOM - 10.24m x 3.66m (33'07 x 12'00)

A charming space with a bespoke fitted kitchen with wall and base units, marble worktops, Belfast sink, tiled splash backs, Aga, single electric oven, stone flooring, two radiators, double-glazed sliding sash window to front elevation and double-glazed external door and window to rear elevation.

INNER HALLWAY

With part stone flooring.

SITTING ROOM - 4.32m x 3.96m (14'02 x 13'00)

With a double-glazed sliding sash window to the front elevation, a cast iron fireplace with a wooden surround, fitted storage cupboards, and a radiator.

UTILITY ROOM

With Belfast sink, plumbing for free-standing appliances, fitted storage cupboards, stone flooring and a double-glazed external door to the rear elevation.

WC - 1.78m x 0.74m (5'10 x 2'05)

With a high flush WC, wall-mounted wash basin, radiator and stone flooring.

STUDY - 3.02m x 2.31m (9'11 x 7'07)

With exposed brick walls, fitted storage, a radiator, and a double-glazed sliding sash window to the rear elevation.

LOUNGE/DINING ROOM - 8.41m x 3.66m (27'07 x 12'00)

A spacious reception room with LPG gas fire and ornate surround, double-glazed sash window to side elevation, two radiators, and double-glazed French doors to rear elevation.

FIRST FLOOR:

LANDING

A naturally light landing with double-glazed sliding sash windows to the front elevation, loft

access, and a radiator.

BEDROOM ONE - 5.00m x 3.68m (16'05 x 12'01)

A generous master bedroom with double-glazed sash window to the rear elevation, a large walk-in wardrobe, a radiator, and a television point.

EN-SUITE - 1.93m x 1.63m (6'04 x 5'04)

With panelled bath, low flush WC, pedestal wash basin, exposed floorboards and double-glazed sash window to front elevation.

BEDROOM TWO - 4.09m x 3.18m (13'05 x 10'05)

A second large double bedroom with an airing cupboard, radiator, fitted carpet and a double-glazed sash window to the front elevation.

BEDROOM THREE - 3.30m x 2.77m (10'10 x 9'01)

A third double bedroom with a double-glazed sash window to the rear elevation, and a radiator.

BEDROOM FOUR - 3.07m x 2.49m (10'01 x 8'02)

With a double-glazed sash window to the rear elevation, and a radiator.

BEDROOM FIVE - 2.90m x 2.08m (9'06 x 6'10)

With a double-glazed sash window to the rear elevation, and a radiator.

BATHROOM - 3.96m x 2.54m (13'00 x 8'04)

With a free-standing roll-top bath, high-flush WC, vanity-style wash basin, double shower unit with electric shower over, double-glazed sash window to the front elevation, and a heated towel rail.

SINGLE GARAGE

With hinged double wooden garage doors, power and light.

GARDEN

The rear garden is private and mostly laid to lawn although this could do with reseeding. There is an enclosed bin/oil/gas store area. The side of the property provides a drive which offers off-street parking and gives access to the garage.

