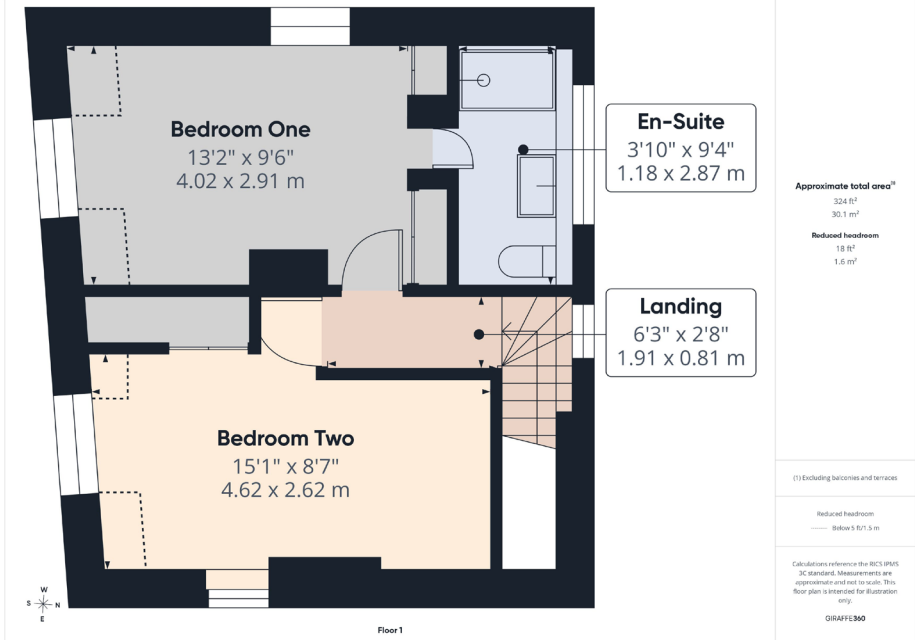
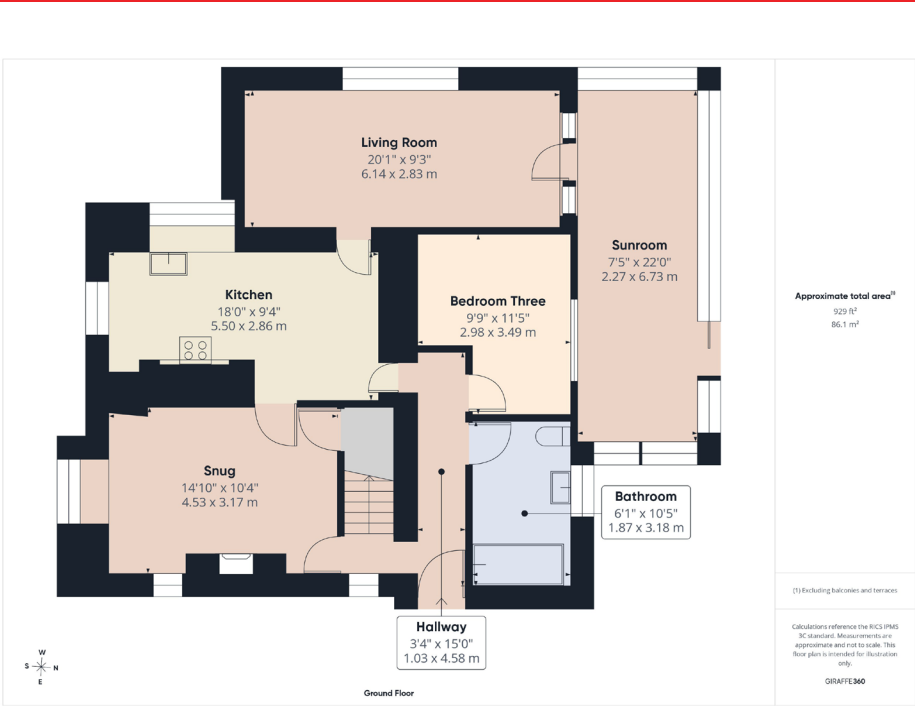




Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



SERVICES
Air source heat pump installed in 2025. Understood to all be connected to mains. Mains water and electric. There is also ultrafast fibre broadband that is available to the property and drainage is to a septic tank.

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.



Guide Price
£335,000

Emmaus, Main Street,
Thwing, YO25 3DS



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Dee Atkinson & Harrison



Emmaus, Main Street, Thwing, YO25 3DS

DESCRIPTION

Occupying a delightful position within a picturesque rural village, Emmaus is a charming three-bedroom detached home offering a wonderful blend of character, versatility, and countryside appeal. This attractive property provides generous accommodation arranged over two floors, with three well-proportioned bedrooms located on both the ground and first floor, alongside a selection of spacious reception rooms that offer excellent flexibility for modern living. It is an ideal home if you are looking for an adaptable layout to cater for a variety of needs and has been lovingly maintained and sympathetically updated by the current owners, whilst keeping its country cottage charm. Outside, the generous gardens offer a wonderful space to enjoy the peaceful surroundings.

The property briefly comprises:- entrance hall, snug, kitchen, lounge, conservatory, third bedroom, downstairs bathroom, first floor landing with primary bedroom and en-suite, additional double bedroom, large rear garden, garage and off street parking.

LOCATION

Thwing is an beautiful rural village which is well-established in the Yorkshire wolds. The village is nestled between the larger villages of Kilham, Rudston, Burton Fleming and Wold Newton and is approached by country lanes through typical Wolds countryside. It is conveniently located to Driffild which is around 7 miles away, as well as the coastal town of Bridlington around 11 miles away. The village benefiits from a newly re-opened pub, regular village events and open countryside walks just minutes away.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door to the side aspect, tiled flooring, radiator and power points.

SNUG- 14'10 (4.53m) x 10'4 (3.17m)

Window to the front aspect, multi-fuel stove with mantle piece and tiled hearth, under stairs storage cupboard, laminated flooring, radiator, TV point and power points.

KITCHEN- 18'0 (5.50m) x 9'4 (2.86m)

Newly fitted Howdens kitchen in 2025 which is sleek and stylish kitchen with window to the front and side aspect, a range of wall and base units, inset double sink, integrated Bosch dishwasher and Bosch fridge/freezer, Belling oven with electric hob and extractor hood, tiled flooring, radiator and power points.

LOUNGE- 20'1 (6.14m) x 9'3 (2.83m)

Door to the rear aspect, window to the side aspect, coving, laminated flooring, radiator, TV point and power points.

CONSERVATORY- 7'5 (2.27m) x 22'0 (6.73m)

Sliding door to the rear aspect, windows to all three sides aspect, base units with worktop space, plumbing for washing machine, space for dryer, tiled flooring and power points.

BEDROOM THREE- 9'9 (2.98m) x 11'5 (3.49m)

Double bedroom with window to the rear aspect, exposed beams, built in wardrobes, laminated flooring, radiator and power points.

BATHROOM- 6'1 (1.87m) x 10'5 (3.18m)

Opaque window to the rear aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with unit and mixer tap, free standing back to wall bath with shower attachment, tiled flooring

and heated towel rail.

FIRST FLOOR LANDING

Window to the side aspect, laminated flooring and power points.

BEDROOM ONE- 13'2 (4.02m) x 9'6 (2.91m)

Spacious double bedroom with window to the front and side aspect, built in wardrobes, laminated flooring, radiator and power points.

EN-SUITE- 3'10 (1.18m) x 9'4 (2.87m)

Modern en-suite with window and custom shutter to the rear aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, wall mounted sink with mixer tap, large walk in shower, tiled flooring and access to the loft space.

BEDROOM TWO- 15'1 (4.62m) x 8'7 (2.62m)

Another good size bedroom with window to the front and side aspect, built in cupboard housing the water tank, laminated flooring, radiator and power points.

GARDEN

North facing and spacious garden which is prodominantley laid with lawn, hedging borders with planted shrubs, flowers and trees, area to the rear of the property which is gravelled, with raised beds ideal for growing vegetables, greenhouse and garden storage shed, patio area to the immediate rear of the property with gated side access from both sides.

GARAGE

Single garage with electric up and over door, side pedestrian door and windows, power and lighting. There is also an EV charger.

PARKING

Off street parking.