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Chartered Surveyors

**The Briars**  
**1 Butts Lane**  
**Tibthorpe, YO25 9LE**

Distinctive detached residence  
Three double bedrooms  
Three reception rooms

Useful self-contained annex  
Double garage and workshop  
Established gardens

**Asking Price Of:**  
**£465,000**



01377 253456

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# The Briars

## 1 Butts Lane

### Tibthorpe, YO25 9LE



**A QUITE DISTINCTIVE RURAL RESIDENCE offering generously proportioned accommodation, separate annex, double garage, workshop and other garden buildings set within established gardens.**

The property stands back from the road in a secluded setting with delightful gardens to the front, side and rear. There is extensive off-street parking, so the property may well be of appeal to buyers with a caravan, motorhome etc plus double garage. Within the gardens are a range of outbuildings including summerhouse and workshop.

The main living accommodation includes three spacious reception rooms plus well fitted kitchen and three first floor bedrooms. The self-contained annex could be used for additional accommodation or even homeworking as an office or further developed.

A property which has one eye on energy efficiency, benefitting from an efficient air source heat pump central heating plus solar PV.

In summary, this is a truly individual home set within a very quiet location and viewing is unlikely to disappoint.

## TIBTHORPE

The B1248 rolls down through this small settlement which is situated on both sides of the road. There is a grassed area in the centre. The houses are neat country cottages with tidy gardens and grounds with a number of new detached properties having been built in recent years.

## ACCOMMODATION

### ENTRANCE HALL

The rather grand entrance to this property has a feature staircase leading off to the first floor plus built-in storage cupboard. Double panelled radiator.



### CLOAKROOM/WC

With low level WC and wash basin. Double panelled radiator.



## LOUNGE

16' 5" x 13' 8" (5.02m x 4.18m)

With front facing French windows onto the front secluded garden. Solid fuel stove within an attractive timber surround. Side window onto the additional garden. Coved ceiling. Double panelled radiator.



## DINING ROOM

12' 9" x 12' 5" (3.89m x 3.80m)

A front facing room enjoying views of the garden. Coved ceiling. Radiator.



## STUDY/BEDROOM 4

11' 1" x 10' 4" (3.39m x 3.16m)

Side window. Coved ceiling. Double panelled radiator.

## BREAKFAST KITCHEN

14' 4" x 11' 6" (4.38m x 3.52m)

Extensively fitted along three walls with a range of traditionally styled kitchen units including base and wall mounted cupboards and co-ordinating wood block worktops.

The cupboards are finished with cream panelled doors. With a Range style cooker with extractor over, central island incorporating breakfast bar and draw unit underneath. Integrated wine rack.



Space for a fridge freezer, one and a half bowl inset ceramic sink with single drainer and integrated dishwasher.



## LOBBY

## UTILITY

## FIRST FLOOR

## LANDING

With double built-in cupboard.

**BEDROOM 1** 15' 2" x 12' 4" (4.63m x 3.78m)

With front facing window and built-in range of wardrobes. Double panelled radiator.



**EN-SUITE** With full four-piece suite comprising panelled bath, low level WC and bracket wash basin plus Quadrant style shower enclosure with plumbed-in mixer shower, built-in storage cupboard, heated towel rail and fully tiled walls.

**BEDROOM 2** 11' 5" x 11' 3" (3.50m x 3.43m)

With side window and vanity wash basin. Radiator.

**BEDROOM 3**

11' 3" x 9' 3" (3.43m x 2.84m)

With side window and vanity wash hand basin. Radiator.

**SHOWER ROOM**

With shower enclosure, low level WC and pedestal wash hand basin.

**OUTSIDE**

The property stands well back from the road in a quiet location behind secluded gardens.

There is a side drive which provides off-street parking and this leads to a double garage.

The gardens are extensive and established being laid out with many lawned areas, delightful, established planted beds. There is an established pond adjacent to the summerhouse.

There are many seating areas, plus areas which feature raised beds.

**DOUBLE GARAGE**

20' 8" x 17' 8" (6.3m x 5.41m)

With electric door and built-in maintenance pit. Electric power and lighting connected.

**WORKSHOP**

12' 1" x 9' 7" (3.7m x 2.93m)

**SUMMERHOUSE****GARDEN SHEDS****SELF CONTAINED ANNEX**

Comprising:

**KITCHEN**

15' 8" x 4' 11" (4.78m x 1.5m)

**LOUNGE**

11' 8" x 7' 5" (3.57m x 2.27m)

**SHOWER ROOM****BEDROOM**

7' 5" x 10' 0" (2.27m x 3.06m)



### **FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 163 square metres.

### **CENTRAL HEATING**

The property benefits from an air source heat pump.

### **DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

### **SOLAR PV**

This property benefits from a solar PV system being installed, This will generate a proportion of electricity demand for the property and heats the water.

In some instances, the owners of the property will also receive payments for electricity generated through the Governments 'Feed in tariff'

Further information may be available upon request.

### **SERVICES**

Mains water, electricity and telephone connected. We await information relating to drainage.

### **COUNCIL TAX BAND**

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

### **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

### **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.

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### **VIEWING**

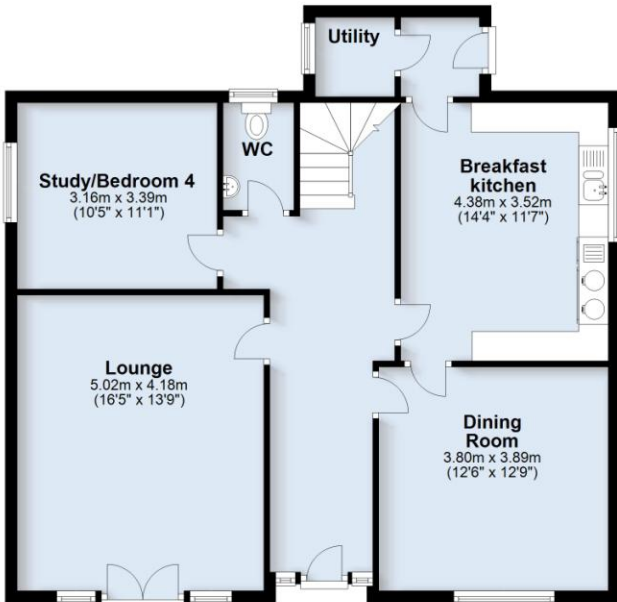
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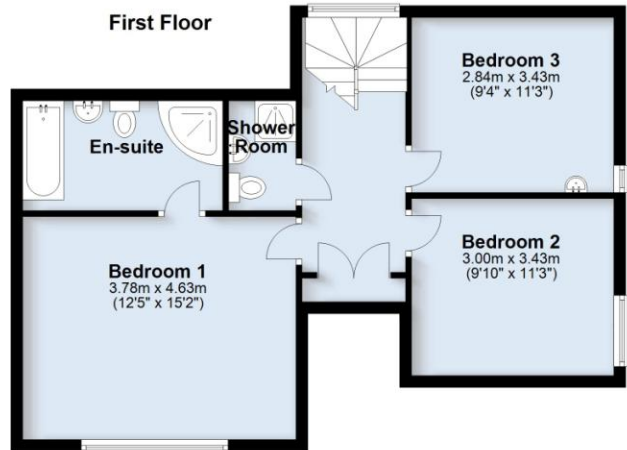
Approximately 163 sq m

from EPC calculation, this may exclude conservatories )

Ground Floor



First Floor





**64 Middle Street South, Driffield, YO25 6QG**

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