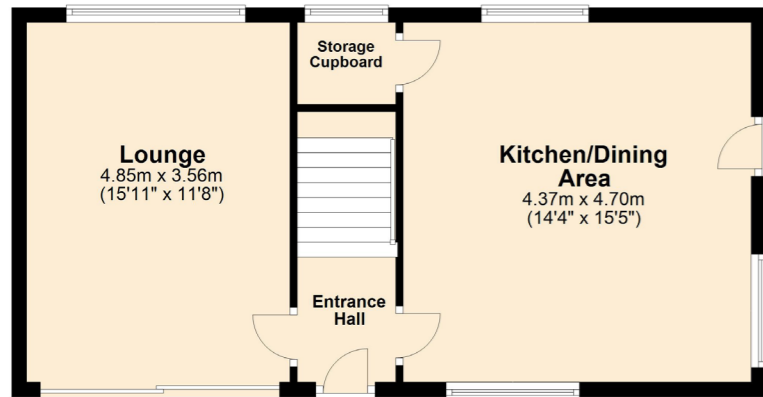


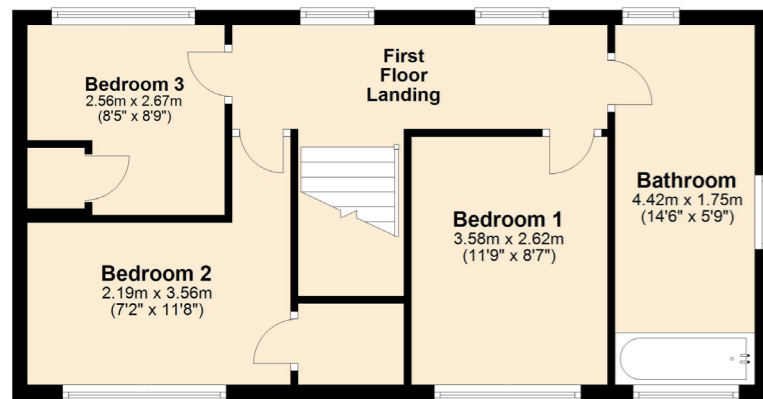
Ground Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.7 sq. feet)



Total area: approx. 91.7 sq. metres (987.2 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.



Asking Price
£180,000

11 Well Lane,
Tibthorpe, YO25 9LB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

SERVICES

Oil fired heating, mains electric, sewage and water.

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 'C'.

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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Dee Atkinson & Harrison



11 Well Lane, Tibthorpe, YO25 9LB

DESCRIPTION
11 Well Lane in Tibthorpe has a huge amount of potential. It requires a little bit of a makeover to spruce it up and there are so many possibilities to extend (subject to planning consent) to make an even more stunning family home. Its situated in a rural village with countryside views to the front aspect and also some lovely features, like it's bespoke kitchen and Rayburn cooker with exposed brick surround.

The property briefly comprises:- entrance hall, lounge with patio doors to the front, stunning kitchen/diner with walk in pantry, first floor landing leading to three bedrooms and family bathroom, huge garden with outside sheds, front garden with ample parking and gates access.

LOCATION
Tibthorpe is an unspoilt village located 5 miles from the market town of Driffield. 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. Tibthorpe neighbours the village of Wetwang which boast a popular fish and chip shop, two pubs and a newly built village hall.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door to the front aspect, stairs leading to the first floor landing.

LOUNGE- 4.85m (15'11) x 3.56m (11'8)

Window to the rear aspect, sliding patio doors to the front aspect, coving, multi-fuel burning stove with oak mantle, radiator, TV point and power points.

KITCHEN/DINING AREA- 4.37m (14'4) x 4.70m (15'5)

Open plan kitchen/diner with windows to the side, rear and front aspect, door to the side aspect, exposed beams, exposed brickwork, beautiful bespoke kitchen which has a range of wall and base units, solid oak work tops, tiled splash back, space for washing machine/dishwasher, space for fridge freezer, Belfast sink, Rayburn cooker with back boiler, pantry, laminated style wood flooring, radiator and power points.

PANTRY

Walk in storage pantry cupboard with window to the rear aspect.

FIRST FLOOR LANDING

Windows to the rear aspect looking out to the garden and radiators.

BEDROOM ONE- 3.58m (11'9) x 2.62m (8'7)
Window to the front aspect, radiator and power points.

BEDROOM TWO- 2.19m (7'2) x 3.56m (11'8)
Window to the front aspect, walk in storage cupboard, laminated flooring, radiator and power points.

BEDROOM THREE- 2.56m (8'5) x 2.67m (8'9)
Window to the rear aspect, storage cupboard housing the water tank, radiator and power points.

BATHROOM- 4.42m (14'6) x 1.75m (5'9)
Opaque windows to the front, side and rear aspect, loft access, panelled walls, four piece bathroom suite comprising:- panelled bath, fully tiled separate shower cubicle with electric shower, low flush WC and sink with pedestal, laminated wood style flooring and radiator.

GARDEN

Large garden to the front and rear of the property. The front is mainly gravelled which provides off street parking behind a gated entrance. To the rear, it has been sectioned off into two sections, one which is patio, gravel and grass, the other which has multiple storage sheds and concrete. There is side access through a gate and oil tank.

PARKING

Off street parking for ample cars.