

Approximate total area**
965.04 ft²
89.66 m²

Reduced headroom
18.11 ft²
1.68 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, and to scale. This floor plan is for illustrative purposes only.

DRIFFIELD 360

Ground Floor Building 1



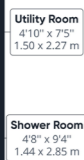
Approximate total area**
556.86 ft²
51.73 m²

(1) Excluding balconies and terraces

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DRIFFIELD 360

Floor 1 Building 1



Approximate total area**
101.00 ft²
9.37 m²

(1) Excluding balconies and terraces

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DRIFFIELD 360

Building 2



Offers in the Region of
£400,000

**White Cottage,
2 Bainton Road
Tibthorpe**

SERVICES

Mains water, electricity and drainage are connected to the property. None of the services or instalations have been tested.

CENTRAL HEATING

The property benefits from LPG fueled central heating to radiators. The boiler also provides domestic hot water. The LPG tank is concealed underground in the garden.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A although this can be reassessed upon sale.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.



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Dee Atkinson & Harrison



White Cottage, 2 Bainton Road, Tibthorpe, YO25 9LF

Old meets new in this contemporary renovation of a period detached cottage that has been lovingly restored by the current owners to provide spacious and versatile accommodation that simply must be viewed to be fully appreciated. The property stands on a good-sized plot with a sunny south-facing aspect to the fully enclosed, low-maintenance garden. Open-plan living is a feature of the ground floor with an L-shaped reception room and kitchen that features vaulted ceilings with exposed King post trusses and bi-fold doors opening onto a stone patio. As well as having the versatility of three double en-suite bedrooms (including one on the ground floor, there is an added attraction of a detached annexe that provides an option for use as a guest or dependent relative bedroom, home gym, or home office.

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



THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

ENTRANCE HALL
Approached through reclaimed double rustic doors, this attractive entrance hall features high gloss laminate flooring, security screening keypad, a double radiator, a contemporary staircase with glass panel balusters leading off, inset spotlights to the ceiling, and a mirror wall to the staircase.

LIVING KITCHEN & DINING ROOM
This fantastic open-plan L-Shaped room is the heart of the home and features vaulted ceilings with exposed King post trusses to the Kitchen and Dining area and a cozy living area with double doors opening to the patio, power, and TV aerial point for a large wall-mounted LCD TV and a contemporary featured stunning Dimplex Opti-V flame effect inset fire with remote control. The whole of this area features a high gloss finish laminate flooring, attractive light fittings, and several radiators. The kitchen is fitted with a good range of base, wall, and drawer units, electric double oven and five-ring ceramic hob with an extractor hood over, an Island unit with solid wood worktop incorporating a breakfast bar, a Villeroy and Boch inset sink with mixer tap, bi-fold doors opening onto the stone patio.

BEDROOM THREE (ground floor)
With Double doors opening onto the garden and a double radiator. Walk in wardrobe with tiled floor. Wall-mounted LPG fired combination boiler.

EN-SUITE SHOWER ROOM
With a wetroom style shower, dual flush low-level WC, Wash hand basin, fully tiled walls and floor, heated towel rail, ceiling spotlights, and extractor fan.

BATHROOM
With a free-standing double-ended bath, dual flush low-level WC, pedestal wash hand basin, fully tiled walls and floor, heated towel rail, ceiling spotlights, and extractor fan.

ON THE FIRST FLOOR
LANDING
With a double radiator, double doors opening to a Juliet balcony, and inset ceiling spotlights.

MASTER BEDROOM
With a double radiator, Velux roof light window, and TV aerial point.

EN-SUITE SHOWER ROOM
With a wetroom style shower, dual flush low-level WC, wash hand basin, fully tiled walls ceiling spotlights, and extractor fan.

BEDROOM TWO
With a double radiator and Velux roof light window.

EN-SUITE SHOWER ROOM
With a wetroom style shower, dual flush low-level WC, Wash hand basin, fully tiled walls, heated towel rail, ceiling spotlights, and extractor fan.

OUTSIDE
The gardens to the property are a particularly appealing feature, being a good size, fully enclosed, South facing, and landscaped for low maintenance. A pedestrian security gate provides access to the garden from the double off-street parking space.

ANNEXE
This substantial pitched roof building stands in one corner of the plot and provides excellent additional accommodation that will suit the needs of a variety of purchasers. It is currently used as a guest bedroom but could be used as a home gym or office as well as providing a dependent relative with their own space. The building is double-glazed, has electric heating, and includes:

BEDROOM
With high gloss finished laminate flooring, exposed king post trusses to the vaulted ceiling, double patio doors to the stone patio, mezzanine storage area, electric panel heater, and opening to:

EN-SUITE SHOWER ROOM
With large shower tray, dual flush low-level WC, vanity wash hand basins featuring two circular stone sinks with mixer taps, fully tiled walls and floor, ceiling spotlights, and extractor fan.

UTILITY ROOM/KITCHEN
With base and wall units, under counter space for two appliances such as washer/dryer/fridge, fully tiled walls, side entrance door.

GARDENS
The gardens have been landscaped for low maintenance and include two large Indian stone patios, stone paths and astroturf lawn areas. The garden enjoys a South facing aspect with partial views over to open countryside and woodland.