



Dee Atkinson & Harrison

Approximate total area<sup>1</sup>  
635.10 m<sup>2</sup>  
6820 sqft

(1) Excluding balconies and terraces

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

GRAFFLE360



Dee Atkinson & Harrison

Approximate total area<sup>1</sup>  
609.56 m<sup>2</sup>  
6583 sqft

(1) Excluding balconies and terraces

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

GRAFFLE360



**Guide Price**  
**£250,000**

**9 Well Lane,**  
**Tibthorpe, YO25 9LB**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**SERVICES**  
Oil fired central heating, mains water, electricity and sewage.

**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 'B'.

**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.



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL- 3'5 (1.06m) x 5'2 (1.59m)**  
 Door to the front aspect, stairs leading to the first floor landing, fitted carpets and power points.

**LOUNGE- 15'4 (4.69m) x 11'9 (3.59m)**  
 Window to the front and rear aspect, coving, built in understairs cupboard, log burner with exposed brick surround and tiled hearth with oak beam mantle piece, fitted carpets, radiator, TV point and power points.

**DINING ROOM- 15'5 (4.71m) x 8'7 (2.63m)**  
 Window to the front aspect, coving, fitted carpets, radiator, power points and door leading to:

**UTILITY ROOM- 10'10 (3.31m) x 6'2 (1.89m)**  
 Windows to the front and side aspect, door to the side aspect, coving, built in storage cupboards which house the boiler, a range of base units, sink with drainer unit, free standing electric hob and oven, laminated flooring, radiator and power points.

**CLOAKROOM- 4'6 (1.40m) x 2'11 (0.90m)**  
 Opaque window to the rear aspect, low flush WC, sink with pedestal and laminated flooring.

**KITCHEN/BREAKFAST AREA- 12'10 (3.92m) x 14'1 (4.32m)**  
 Double doors to the side aspect, double windows to the rear aspect, beautifully made bespoke handmade kitchen with a range of wall and base units with built in larder cupboards and large drawers, breakfast island, solid wood worktops, Belfast sink, integrated dishwasher, space for fridge/freezer, Aga, seating area, laminated wood style flooring and power points.

**FIRST FLOOR LANDING**  
 Window to the rear aspect, coving, storage cupboard, fitted carpets, radiator and power points.

**BEDROOM ONE- 15'6 (4.75m) x 11'9 (3.59m)**  
 Window to the front and rear aspect, coving, built in storage cupboards, fitted carpets, radiators, TV point and power points. There is also loft access.

**BEDROOM TWO- 12'10 (3.93m) x 14'3 (4.35m)**  
 Large double bedroom with window to the rear aspect, built in wardrobes, fitted carpets, radiator and power points.

**BEDROOM THREE- 10'11 (3.34m) x 8'9 (2.68m)**  
 Window to the front aspect, coving, built in wardrobe, fitted carpets, radiator and power points.

**BATHROOM- 13'10 (4.23m) x 5'5 (1.66m)**  
 Windows to the side and front aspect, coving, tiled splash back, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with mixer taps, separate walk shower cubicle, laminated flooring, radiator and extractor fan.

**GARDEN**  
 To the rear is a fully enclosed east facing garden which is of ample size. It's mainly laid to lawn with mature shrub borders and fruit trees, two storage sheds, patio seating area ideal for barbecuing and gated side access to the driveway and front garden.

**PARKING**  
 Off street parking for multiple cars.

# 9 Well Lane, Tibthorpe, YO25 9LB

**DESCRIPTION**

9 Well Lane is a beautifully presented semi-detached property in the quaint village of Tibthorpe. The property has been kept in immaculate condition by it's current vendor who has lovingly upgraded through to provide a country cottage feel. With the addition of a double storey extension to the side and rear, this has created well proportioned space over the two floors. Flooded with natural light and a homely feel, it is the perfect starter or family home.

The property briefly comprises:- entrance hall, lounge/snug area, dining room, breakfast kitchen, cloakroom, utility room, first floor landing with three double bedrooms, family bathroom, large rear and front garden with off street parking for multiple cars.

**LOCATION**

Tibthorpe is an unspoilt village located 5 miles from the market town of Driffield. Driffield itself provides an excellent range of amenities. Tibthorpe is conveniently placed for access to the larger towns of Bridlington, Malton, Beverley and Pocklington. York and Hull are also easily accessible. Tibthorpe neighbours the village of Wetwang which boast a popular fish and chip shop, two pubs, doctors surgery and a newly built village hall.

