



HUDSON
MOODY

Erin House

18a Church Street, Bubwith, YO8 6LW



A beautifully presented detached family home, located in the idyllic rural village of Bubwith which benefits from excellent local amenities including a primary school, local shop, public house, award winning butcher, delicatessen and hairdressers. The village is situated within easy reach of excellent transport links, with mainline train stations at both Howden and York, with regular trains to London Kings Cross, Leeds, York and Hull.

Set back from the road, the property is approached via a long gravel driveway, providing access to the garage and parking for several cars. The front porch opens into the spacious entrance hall, with staircase to the first floor and ground floor WC. To the front of the property there is a study, formal lounge and large utility/boot room offering ample storage, space for washing machine and tumble dryer and side access to the integral garage.

To the other side of the entrance hall is the living room/snug with log burning stove and a large archway leading through to the true hub of the home, the impressive open plan kitchen diner. The rear of the property has been thoughtfully extended to offer the perfect family living space, featuring large cinema room, additional study/ bedroom and shower room, in addition to the main kitchen dining area, with bi-folds opening out onto the rear garden.

The kitchen boasts a range of grey shaker style wall and base units, with breakfast bar, complimented by solid quartz worktops and featuring integrated appliances including two Bosch fridge freezers, Neff self-cleaning oven and combi oven/microwave, induction hob, dishwasher and wine cooler.

To the first floor, there are three large double bedrooms, all benefitting from immaculate en-suite bathrooms, whilst three further generously sized bedrooms are served by the house bathroom with rainfall shower over bath, granite bowl sink and built-in linen closet.

Externally, the property features a secluded, gated and secure south facing garden, enjoying the sun throughout the day, with large patio area offering an ideal space for outdoor entertaining.



- Spacious Family Home, Circa 4193 sq ft
- Open Plan Kitchen Diner With Bi-fold Doors
- Three Versatile Reception Rooms
- Two Studies
- Large Utility/Boot Room
- Three Spacious En-suite Bedrooms
- Three Further Bedrooms
- Mature South-Facing Rear Garden
- Garage & Driveway With Electric Charging Points
- Excellent Local Amenities, Transport Links & Broadband

Guide Price £795,000

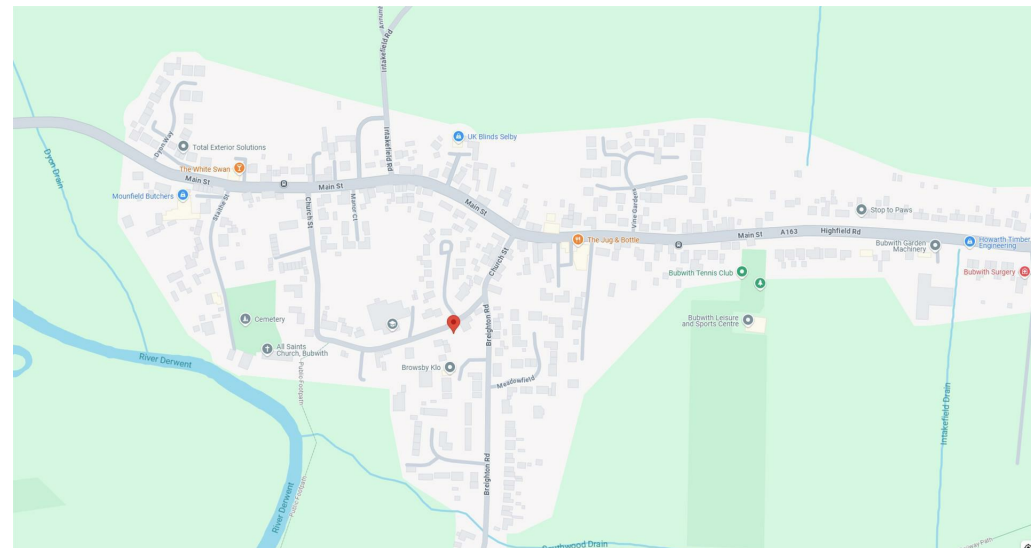
Tenure: Freehold

Council Tax Band: F









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
- We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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