



## 27a Church Street, Bubwith, YO8 6LW

Offers Invited | No Onward Chain | Large Rooms With High Ceilings | New Oil Combi Boiler | Spacious Living Accommodation Across Three Storeys | Family Bathroom & Separate Cloakroom | Popular Village Location

- High Ceilings
- New Oil Combi Boiler
- Council Tax Band - C
- Separate W/C & Family Bathroom
- Four Large Double Bedrooms
- Spacious Freehold Property
- No Onward Chain
- On Street Parking
- EPC Rating D
- Rural Village Location

**Offers Invited £220,000**

Jigsaw Move are pleased to welcome to the market this four bedroom property with spacious living accommodation across three storeys. The property feels very grand with high ceilings and large rooms situated within the popular rural village location of Bubwith.

The property briefly comprises across three floors;

Ground floor; As you enter you are welcomed by a large living and kitchen space that can be used as a range of options whether that be for dining or sitting or even both.

The first floor comprises of a large living room, double fronted with floor to ceiling windows, separate W/C, and large bedroom/study. The second floor is greeted by a large hallway area, which is generous enough in size to be used for purposes such as setting, this then leads on to three large bedrooms, all of which can easily house double beds and a newly refurbished tiled bathroom.

The property also benefits from; a new efficient oil combi boiler replaced 3 years ago, double glazed sash windows and on street parking.

The property is situated within the desirable village of Bubwith. This sought after village hosts a range of local amenities including; primary school & pre-school, restaurants, leisure centre with playing fields, rail trail cycle route and within the next village to The Oaks Golf Club & Spa. Bubwith is also an ideal location for commuting to Selby, York and Hull as it is close to all major motorway networks.

This property is also offered with no onward chain and would make an ideal home as this property offers spacious living accommodation across three floors, perfect for growing families or for those who would like more space. We highly recommend an early internal inspection to appreciate what the property accommodation and location has to offer.

EPC Rating - D

Council Tax Band - C

## GROUND FLOOR ACCOMMODATION

### Entrance Vestibule

**Open Plan Living Kitchen Dining Area 25'4" x 16'1" (7.73m x 4.90m)**

### Storage

## FIRST FLOOR ACCOMMODATION

### Landing

**Lounge 12'1" x 16'1" (3.69m x 4.91m)**

**Bedroom One 13'1" x 6'6" (3.99m x 1.97m)**

**WC 3'8" x 7'3" (1.11m x 2.21m)**

### Landing

**Bedroom Two 8'0" x 9'1" (2.44m x 2.77m)**

**Bedroom Three 8'11" x 12'2" (2.71m x 3.70m)**

### Wardrobe

**Bedroom Four 8'0" x 7'11" (2.44m x 2.42m)**

**Bathroom 7'8" x 6'9" (2.33m x 2.07m)**

## EXTERNAL



## COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

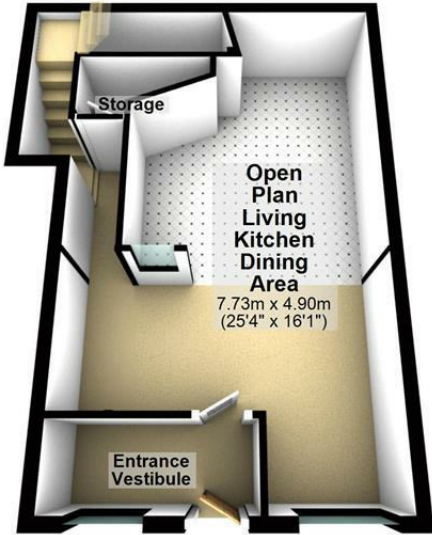
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



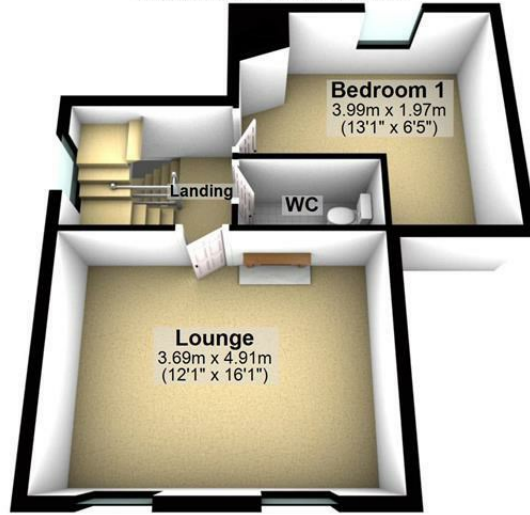
### Ground Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.5 sq. feet)

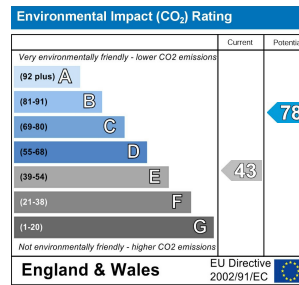
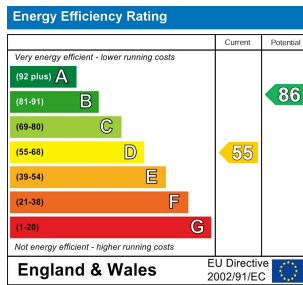


### Second Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 121.8 sq. metres (1310.6 sq. feet)



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