



3 Brighton Road, Bubwith, YO8 6LL

Three Bedroom Cottage | Full Of Charm And Character | No Onward Chain | Lounge | Dining Room | Conservatory | Workshop | Outbuildings

- Three Bedroom Cottage
- Freehold Property
- South East Facing Garden
- Driveway Parking
- Full Of Charm and Character
- EPC Rating D
- Workshop and Outbuildings
- No Onward Chain
- Council Tax Band C
- Three Reception Rooms

£270,000

Nestled in the picturesque village of Bubwith, on Brighton Road, stands this enchanting semi-detached cottage exuding charm and character. Dating back to pre-1914, this historic abode offers a unique blend of old-world allure and modern comforts. This cottage is offered to the market with the absence of an onward chain, making the purchasing process smooth and hassle-free.

As you step inside, you are greeted by a bright conservatory along with a separate lounge, perfect for relaxing or entertaining guests. The dining room showcases original beams, adding a touch of rustic elegance to the space. The kitchen is a culinary enthusiast's dream, equipped with top-of-the-line Neff appliances, ensuring both style and functionality.

One of the highlights of this property is the versatile workshop, which can be transformed into a summer house, home office, or gym - the choice is yours. Imagine the endless possibilities this space offers for your hobbies or work-from-home setup.

With three inviting bedrooms and a modern bathroom featuring a convenient walk-in shower, this cottage provides a comfortable living environment for you and your loved ones. Storage is not an issue here, as along with plenty of storage within the property it also has convenient outbuildings, one of which serves as a laundry room with room for tumble dryer, catering to all your storage needs.

Outside, the generous plot offers parking and the south-east facing garden is a sun-soaked oasis, perfect for unwinding or hosting gatherings with friends and family.

Don't let this opportunity pass you by - seize the chance to own a piece of history in Bubwith. Schedule a viewing today and embark on a journey to your future home, where historic charm meets contemporary convenience. This cottage is more than a property; it's a promise of a lifestyle filled with character and potential.

GROUND FLOOR ACCOMMODATION

Lounge 17'0" x 12'2" (5.18m x 3.71m)

Kitchen 7'7" x 13'11" (2.30m x 4.24m)

Dining Room 12'0" x 13'11" (3.66m x 4.25m)

Conservatory 9'6" x 12'6" (2.90m x 3.80m)

FIRST FLOOR ACCOMMODATION

Landing

Family Bathroom 11'2" x 8'11" (3.40m x 2.72m)

Bedroom One 12'0" x 13'1" (3.65m x 4.00m)

Bedroom Two 8'10" x 12'3" (2.68m x 3.73m)

Bedroom Three 8'0" x 10'3" (2.43m x 3.12m)

EXTERNAL

Workshop 12'10" x 17'11" (3.90m x 5.46m)

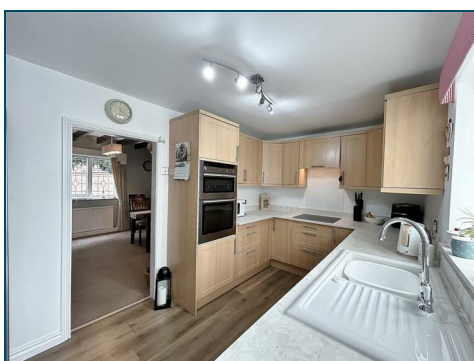
Storage 3'0" x 7'5" (0.92m x 2.28m)

Storage 3'0" x 3'6" (0.92m x 1.08m)

Storage 3'0" x 7'7" (0.92m x 2.31m)

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.

UTILITIES MATERIAL INFORMATION

Electricity supply – Mains

Water supply – Mains

Sewerage – Mains

Heating – Oil central heating

Broadband – FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. 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.

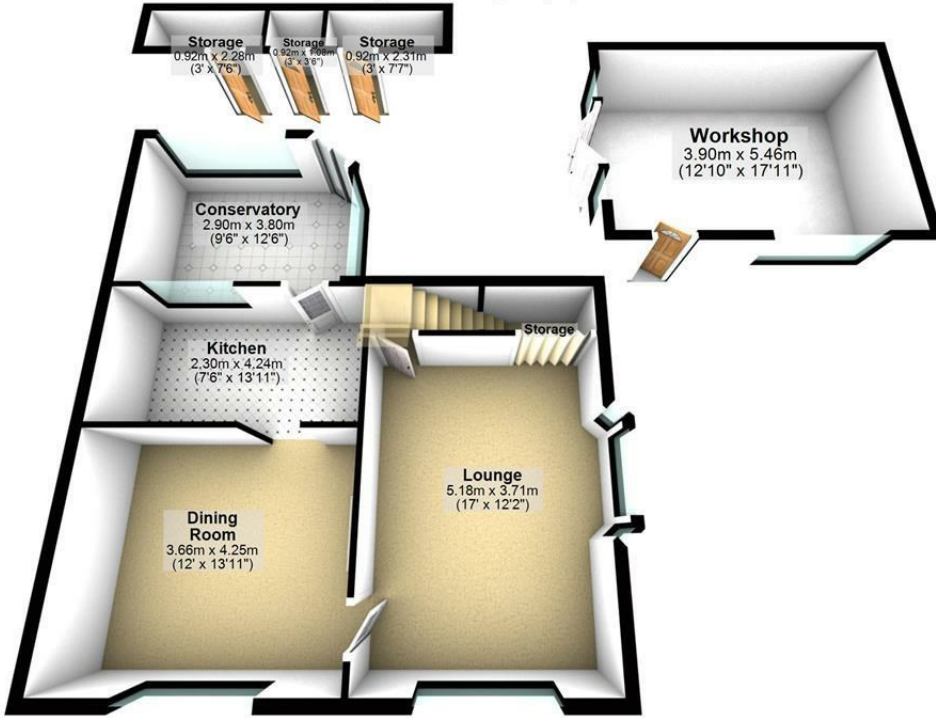
WINDOWS

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



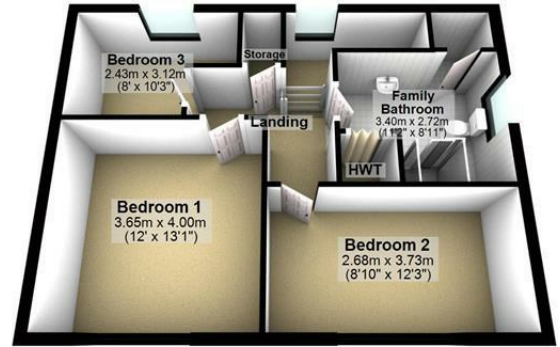
Ground Floor

Approx. 87.0 sq. metres (936.3 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.0 sq. feet)



Total area: approx. 136.6 sq. metres (1470.3 sq. feet)

3 Brighton Road, Bubwith

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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