



80 Main Street, Bubwith, YO8 6LX

Charming Detached Family Home Full Of Character | Three Double Bedrooms | Gated Driveway Parking | Conservatory | Beautifully Presented Rear Garden | Snug | Ideal Village Location | Viewing Highly Recommended

- Characterful & Charming Detached Family Home
- Oil Central Heating
- Council Tax Band - D
- Ideal Village Location
- Three Double Bedrooms
- Freehold Property
- Multiple Reception Rooms
- Driveway Parking
- EPC Rating - E
- Utility Room

Offers Over £325,000

Jigsaw Move are pleased to welcome you to this characterful and charming detached family home located on Main Street in the delightful village of Bubwith. With a generous 1,237sq ft of living space, this property provides room to grow and make lasting memories. This property truly embodies the essence of a quintessential family home, offering both comfort and functionality in a picturesque setting.

This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with the family. With three cosy bedrooms, this home offers ample space for a growing family or visiting guests. The kitchen includes a Belfast sink, integrated appliances and a range master stove. The inclusion of a utility room adds practicality to daily chores, while the multi-fuel burner in the snug promises warm and cosy evenings during the colder months.

The property features a well-maintained bathroom with a roll top bath and a convenient utility room, adding to the functionality of the space. The three double bedrooms provide comfort and privacy, ensuring everyone has their own sanctuary within the home. The gated driveway parking for two vehicles adds convenience for busy families or those who enjoy having guests over.

One of the highlights of this property is the conservatory, a lovely space that seamlessly connects the indoors with the beautifully presented rear garden with a traditional stone pizza oven. Imagine enjoying your morning coffee or hosting friends in this inviting setting in this bespoke outdoor dining seating area. The property also has full planning permission for a two storey side extension with garage, additional bedroom and en-suite.

Situated in a popular village location, this house offers a peaceful and welcoming environment for its residents. 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.

Overall, this property is an ideal family home that combines comfort, functionality, and a desirable location. Don't miss out on the opportunity to make this house your own and enjoy the village lifestyle that Bubwith has to offer.

GROUND FLOOR ACCOMMODATION

Lounge 12'2" x 12'1" (3.71m x 3.68m)

Kitchen 9'9" x 9'7" (2.96m x 2.92m)

Snug 10'3" x 16'2" (3.13m x 4.93m)

Utility 4'11" x 3'4" (1.49m x 1.01m)

Conservatory 12'2" x 13'7" (3.71m x 4.14m)

Inner Hallway

Family Bathroom 8'4" x 7'3" (2.53m x 2.20m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 11'7" x 12'3" (3.54m x 3.73m)

Bedroom Two 9'8" x 14'6" (2.94m x 4.41m)

Bedroom Three 10'2" x 12'4" (3.10m x 3.76m)

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

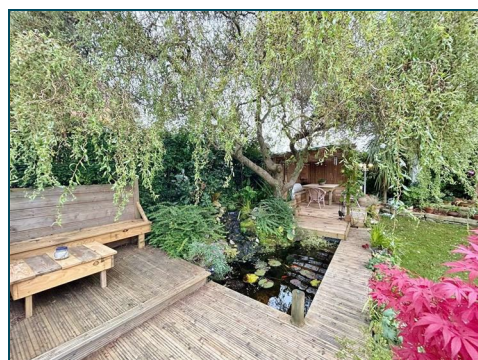
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in 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 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.

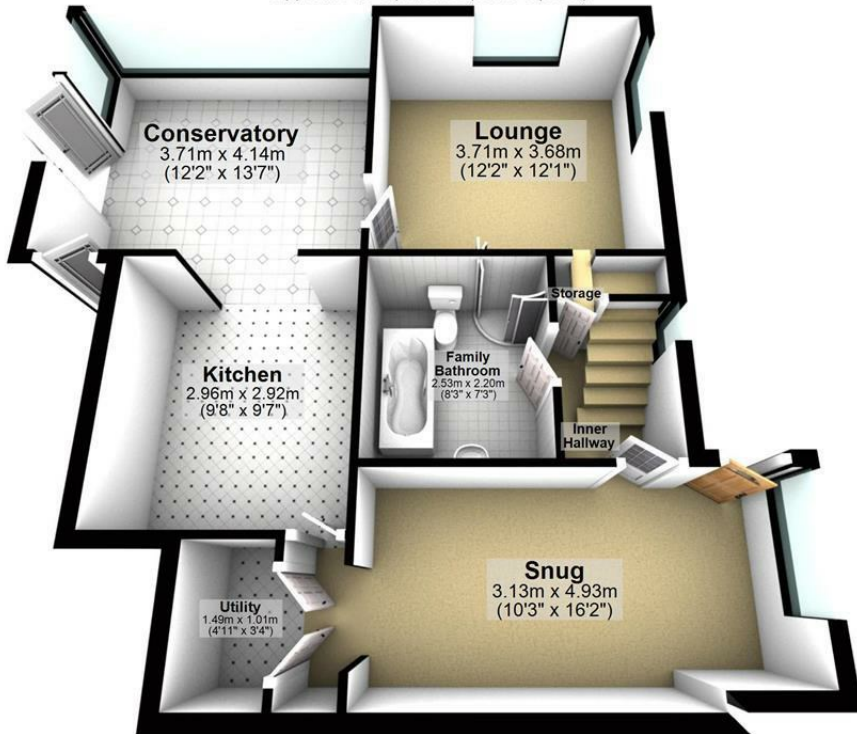
WINDOWS

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



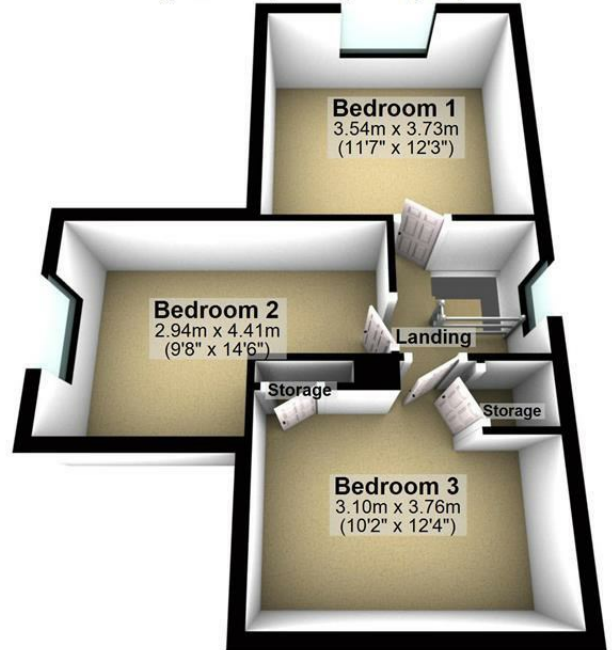
Ground Floor

Approx. 64.8 sq. metres (697.9 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.7 sq. feet)



Total area: approx. 105.7 sq. metres (1137.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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	
	52		71
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	




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