



11 Staithe Street, Bubwith, YO8 6LS

Beautifully Presented Detached Property | Four Double Bedrooms | Driveway Parking For Multiple Cars | Master Bedroom With En-Suite & Walk In Wardrobe | Guest bedroom With Ensuite | Popular Village Location | Viewing Highly Recommended

- Beautifully Presented Detached Property
- Air Source Heat Pump
- Council Tax Band - E
- Popular Village Location
- Four Double Bedrooms
- Freehold Property
- En-Suite & Walk In Wardrobe To Master
- Driveway Parking
- EPC Rating - B
- Utility Room & Study

Offers Over £425,000

Jigsaw Move are pleased to present this exquisite detached house on Staithe Street nestled in the charming village of Bubwith. The property offers a perfect blend of comfort and modern living. Spanning an impressive 1,582 square feet, the property boasts an inviting layout that is ideal for both family life and entertaining.

Upon entering, you are greeted by a spacious lounge, providing ample space for relaxation and social gatherings. The heart of the home is undoubtedly the large kitchen diner, which features patio doors that open directly onto the garden, creating a seamless connection between indoor and outdoor spaces. The ground floor benefits from underfloor heating, ensuring a warm and welcoming atmosphere throughout the colder months. The property is equipped with an electric air source heat pump, providing energy-efficient heating and cooling options.

The residence features four well-appointed bedrooms, including a luxurious master suite complete with an en-suite bathroom and a walk-in wardrobe, providing ample storage and a touch of elegance. The second bedroom also benefits from its own en-suite, making it a perfect retreat for guests or family members. The family bathroom is thoughtfully designed, featuring both a bath and a shower, catering to all preferences and needs. This home is not only spacious but also well-equipped to accommodate the demands of modern family life.

In addition to the bedrooms, the property includes a dedicated study, perfect for those who work from home or require a quiet space for reading and reflection. The utility room adds practicality to daily living, ensuring that household chores are managed with ease.

Outside, the gravelled garden presents a delightful seating area, perfect for al fresco dining or simply enjoying the tranquil surroundings. The garden offers a low-maintenance outdoor space, allowing you to spend more time relaxing and less time on upkeep. The surrounding area of Bubwith is known for its picturesque scenery and community spirit, making it an ideal location for families and individuals alike. Additionally, the property provides ample parking for multiple vehicles, a valuable feature in this desirable location.

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.

In summary, this detached house on Staithe Street is a wonderful opportunity for those seeking a spacious and well-appointed home in a peaceful village setting. With its generous living spaces, modern amenities, and beautiful garden, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming property your own.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 19'7" x 10'10" (5.96m x 3.31m)

Study 8'4" x 9'6" (2.55m x 2.89m)

WC 5'5" x 4'7" (1.65m x 1.39m)

Kitchen/Diner 10'8" x 22'2" (3.26m x 6.75m)

Utility 10'8" x 5'6" (3.26m x 1.68m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 10'6" x 11'3" (3.21m x 3.43m)

Walk-in Wardrobe 4'6" x 5'10" (1.36m x 1.79m)

En-suite Shower Room 5'9" x 5'10" (1.75m x 1.79m)



Bedroom Two 11'9" x 9'6" (3.58m x 2.90m)

En-suite Shower Room 4'6" x 6'4" (1.38m x 1.92m)

Bedroom Three 12'6" x 11'10" (3.81m x 3.60m)

Bedroom Four 10'5" x 10'0" (3.17m x 3.06m)

Family Bathroom 6'8" x 8'9" (2.03m x 2.66m)

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.

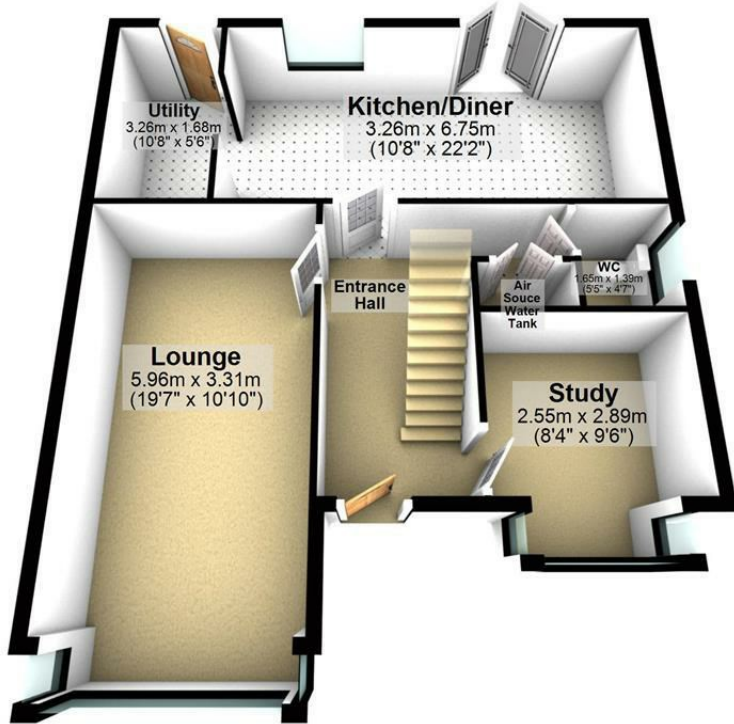
WINDOWS

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



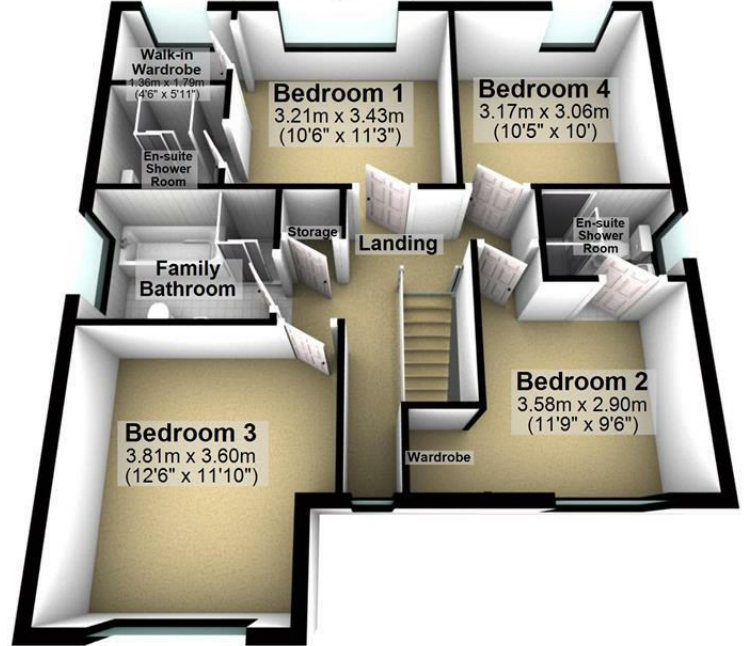
Ground Floor

Approx. 72.3 sq. metres (778.1 sq. feet)



First Floor

Approx. 69.8 sq. metres (751.4 sq. feet)



Total area: approx. 142.1 sq. metres (1529.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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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