



## Vicarage Close, Bubwith, Selby

- BUNGALOW
- 25% SHARED OWNERSHIP
- NO ONWARD CHAIN
- VILLAGE LOCATION

- TWO BEDROOMS
- AIMED AT THE OVER 55 SECTOR
- COMMUNAL GARDEN
- EPC RATING: F

Tenure: Leasehold

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**25% Shared Ownership £37,500**

# Vicarage Close, Bubwith, Selby

## DESCRIPTION

The property is part of a shared ownership scheme in partnership with Anchor Housing. The purchase price will acquire 25% share of the property. Offered with no onward chain, this is a two bedroom bungalow which is available to the over 55 sector. Situated within this cul-de-sac and being located just off the popular Brighton Road within the thriving village of Bubwith. The property benefits from an entrance hall, lounge, kitchen, two bedrooms and a bathroom. Outside are attractive lawned communal gardens and an allocated parking space.

### LOCATION

Prime edge of village location: Location and transport links: 7 miles north of Howden 5 miles from Howden Station - direct trains to Leeds, Hull and London. 9 miles from M62 with direct links to West Yorkshire and East to Hull, also via M18 to Doncaster and M1 and A1 South. 7 miles east of Selby. 14 miles south east of York. 15 minutes drive to Designer Outlet at A19/A64 junction. 25 minutes drive to Monks Cross on east side of York. Daily bus service from Bubwith to York (route 18/18A). Village primary school, feeds onto Pocklington Woldgate, Howden and Barlby. Doctors surgery (sub of Holme of Spalding Moor), church, village shop (Spar) and Post Office, Indian takeaway, Jug and Bottle - award winning off-licence and delicatessen, butchers, hairdressers, pub, tennis club, Bubwith centre sports facilities, garage, Oaks Golf Club and Spa, 1.5 miles from village and Brighton airfield and marina, 1.5 miles south.

### DIRECTIONS

From Selby take the A19 towards York, proceed past the village of Barlby and turn right onto the A163 towards Bubwith. Proceed into the village and take the right hand turn onto Church Street and then onto Brighton Road, then right onto Vicarage Close.

### Material Information - Selby

Tenure Type; Leasehold.

Leasehold: 125 years.

Rent per month £262.81.

Service Charge per month which includes buildings insurance £133.53.

There is also a ground rent payment of £102.40 which is paid annually.

Shared Ownership 25% of share.

This should be checked at time of purchase via your solicitor.

Council Tax Banding; B



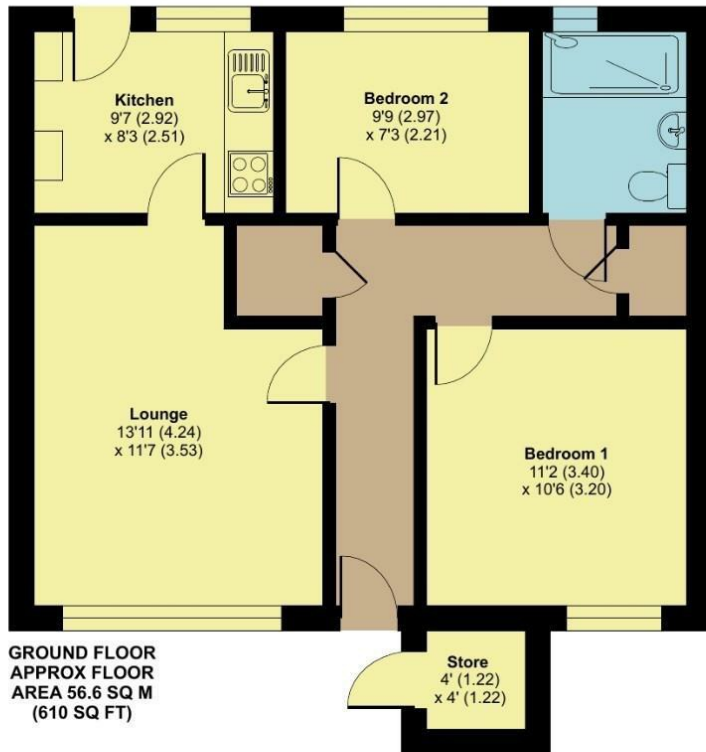
# Vicarage Close, Bubwith, Selby, YO8

Approximate Area = 610 sq ft / 56.6 sq m

Outbuilding = 16 sq ft / 1.4 sq m

Total = 626 sq ft / 58.1 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hunters Property Group. REF: 980352

## Viewing

Please contact our Hunters Selby Office on 01757 210884 if you wish to arrange a viewing appointment for this property or require further information.

23 Finkle Street, Selby, YO8 4DT

Tel: 01757 210884 Email:

selby@hunters.com <https://www.hunters.com>



Council Tax: B

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>84</b>	
		<b>27</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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