



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

28 Brighton Road, Bubwith, Selby, YO8 6DQ



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Asking Price £360,000

**DESCRIPTION**

NO ONWARD CHAIN. Hunters (Selby) are delighted to offer for sale this two bedroom detached bungalow in need of modernisation on a generous sized plot with huge potential situated within the popular village of Bubwith. The property benefits from an oil central heating system, UPVC double glazing, solar panels and briefly comprises of spacious entrance hall, dining room, kitchen, reception room, two bedrooms and a bathroom. To the front of the property two gates lead to a block paved driveway along with shrub borders. A second pair of wooden gates to the right also access the driveway. To the rear of the property there is a patio area with veranda along with a generous sized garden, irrigation system, shrub borders, six interlinked workshops to the side with 240 single phase and 315v 3-phase electric installed and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

**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 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 the property can be identified by a Hunters for sale board.

**Material Information - Selby**

Tenure Type; Freehold  
Council Tax Banding; C  
EPC Rating : A

# Brighton Road, Bubwith, Selby, YO8

Approximate Area = 1108 sq ft / 102.9 sq m

For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 102.9 SQ M  
(1108 SQ FT)**



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1150237

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

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













