



Highfield Grove, Bubwith, Selby £350,000

A detached residence offering spacious accommodation with generous landscaped gardens, integral garage and views over farmer's fields to the side aspect. Situated within an exclusive development within a wonderful village setting, the property is offered for sale with no onward chain.



The property is entered from the front porch into a good-sized entrance hall, benefitting from pine flooring, dado rail, cove cornices and a useful storage cupboard.

Found to the front elevation of the home is the principal reception room, boasting dual aspect from a box bay window to the front and a further window to the side, overlooking the stunning rural views. Creating a warming, cosy atmosphere is a living flamed coal effect gas fire set on a crushed limestone hearth with surround.

An interior archway opens up into the dining room, offering ample space for a dining table and having a upvc double glazed window to the side and French doors leading out onto to the peaceful rear garden beyond. The open plan layout and abundance of natural light flow throughout the living areas creates a bright and welcoming space to enjoy with family.



To the rear elevation of the property is the kitchen, which comprises a range of fitted wooden wall and base units with Butcher's block worktops and ceramic tiled splashback. Integrated appliances incorporate a 'corkboard' fridge/freezer, dishwasher, stainless steel sink with mixer tap over, electric oven and grill with NEFF four-point gas hob and stainless-steel extractor canopy. A patio door from the kitchen leads onto the rear garden, whilst a wooden internal door opens to a utility room. The utility room itself has fitted storage and shelving as well as a worktop with stainless steel sink and tap over. There is ample pantry storage space, as well as space and plumbing for additional appliances such as washing machine, and a door out to the rear garden.

Completing the ground floor accommodation is the downstairs WC, comprising a hand wash basin and low flush WC.

From the hallway, a turn staircase leads to the first-floor accommodation with spindle balustrade and handrail. A spacious landing provides loft access and a fitted linen cupboard.

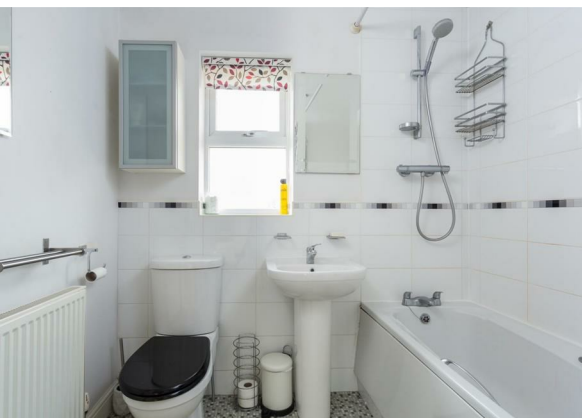
The first floor comprises four generously sized bedrooms and the family bathroom. A substantial master bedroom to the front of the property is flooded with natural light flow through dual aspect windows. The bedroom benefits from having double-fronted fitted wardrobe and an en-suite shower room, comprising a low flush WC, pedestal hand wash basin and shower enclosure with shower over.

The second bedroom is to the rear of the property and also boasts double-fronted fitted wardrobe and dual aspect, overlooking both the garden and farmer's fields.

Two further bedrooms provide bright and spacious rooms, one of which is currently utilised as a home office.

A contemporary family bathroom comprises an inset panelled bath with wall mounted shower attachment and full height tiling, low flush WC and pedestal hand wash basin.

The property occupies a corner plot position within Highfield Grove having access of a private drive onto a front hard standing that provides off street parking for numerous motor vehicles. The drive way in turn accesses the integral single garage which has an up and over garage door and is equipped with electric light and power. The property's front garden is laid to lawn with an open side aspect.



Directly to the rear of the property is a flagged sun patio providing ample space for free standing garden furniture. The patio steps out onto a flagged and gravelled pathway with adjoining lawned garden. There are two raised flower beds in addition to surrounding herbaceous borders. With views over the adjacent farmer's field, the garden is a wonderful peaceful setting to listen to the birds and enjoy with family and friends in the warmer months.

Situated within the popular residential village of Bubwith, the property offers quick and easy access to both the market towns of Selby and Howden as well as the city of York. This lovely family home offers welcoming accommodation, beautiful gardens and pretty views in a quiet and desirable location. Therefore, early viewing is highly recommended as the property is sure to appeal to a range of buyers.

Tenure: Freehold

Services: Mains water, electricity, drainage and LPG gas central heating

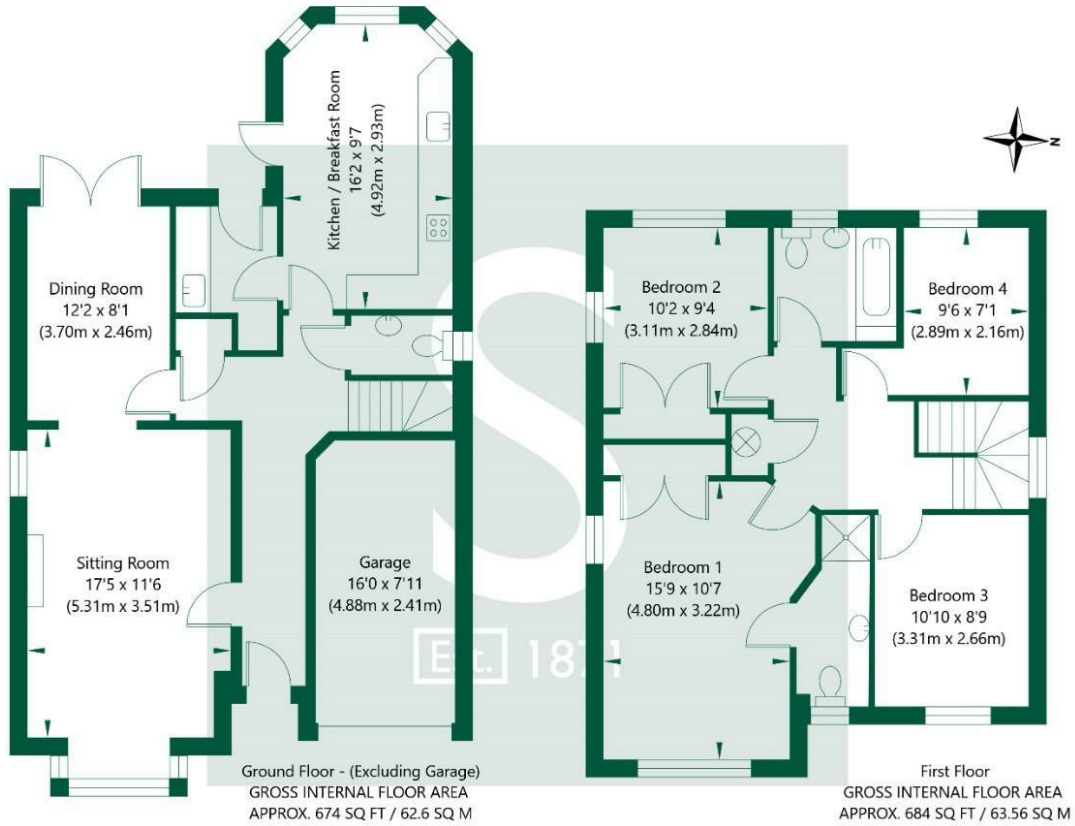
EPC Rating: TBC

Council Tax: East Riding of Yorkshire - Band E

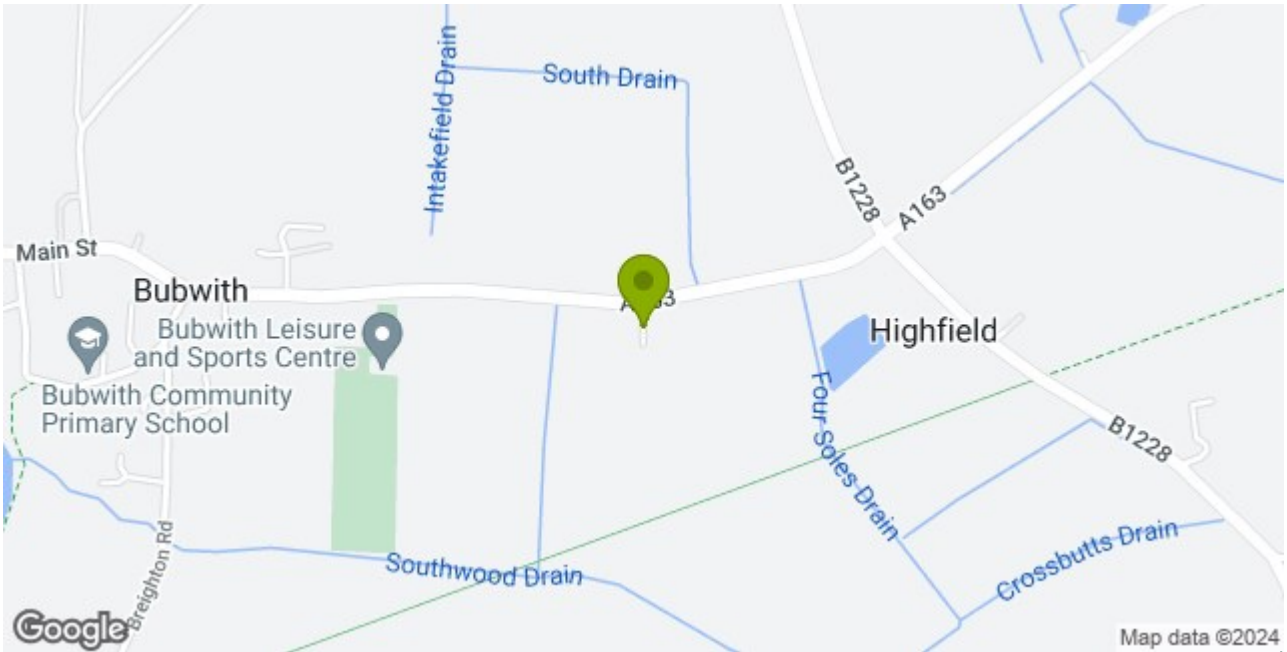
Viewings: Strictly via the selling agent 01904 625533



Highfield Grove, Bubwith, YO8 6LG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1358 SQ FT / 126.16 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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