



## 59 Highfield Road, Bubwith

£350,000

- Skilfully Extended & With Detached Garden Studio
- Formally Lounge
- 3 Bedrooms
- EER TBC
- Comprehensively Renovated In The Past
- 2 Further Reception Rooms
- Family Bathroom/WC & En-Suite
- Open Plan Living Kitchen Area
- Utility Room & Ground Floor WC
- Generous Plot

An unparalleled prospect to acquire this skilfully extended family home extending to over 1,750 sq. ft. along with a bespoke detached garden studio.



The property has undergone a comprehensive programme of renovation works in the past which has seen the house significantly extended and reconfigured, with the entire house updated to a modern standard. The major works started in 2004 following a successful planning application for the erection of a two storey side and single storey rear extension. In more recent years, the present owners have completed their own works which has included a bespoke garden studio room, new central heating boiler and significant landscaping works with additional off street parking to the front.

The property is entered through a front entrance door, having a staircase leading to the first floor landing. The formal lounge is a well proportioned room having an electric fire and modern décor. There is ample space for appropriate lounge furniture, with natural lighting passing through a large double glazed window to the front.

There is also a generous open plan living kitchen area perfect for those who enjoy dining and entertaining. Measuring almost 400 sq. ft. in total, the room is open yet divided into two areas, with a dining space to the front and the kitchen towards the rear.

The kitchen enjoys a range of modern wall and base units to three sides, focused around a large central island. There are a number of built in cooking and white good appliances along with a stainless steel sink unit and drainer. Located off the kitchen is a useful utility room and ground floor wc.

The play room provides versatility to be used in a number of different ways depending on the prospective purchasers requirement(s). Surrounded by double glazed casement windows and French doors to the rear, the abundance of natural light creates a light room and an important additional space to enhance the ground floor setup. There is also a separate room positioned just off the play room which again is flexible and has been previously used as a home office.

To the first floor, a dividing landing gives access to two double bedrooms and house bathroom to the left, with the principal bedroom to the right complemented by an en suite. All three bedrooms are well proportioned, benefitting from a double glazed window and central heating radiator.

The internal accommodation is completed by an impressive and modern house bathroom comprising a traditional three piece suite with partial surrounding tiling and contrasting flooring. There is a chrome heated towel rail and frosted double glazed window.

To the outside, the property occupies a generous plot with ample off street parking to the front. One the main selling features of the property is undoubtedly the rear garden and position adjacent to open fields, with the peace and quiet that comes with it. The present owners have spent a considerable amount of time and money on the garden, creating a more landscaped area immediately from the rear elevation. The garden is predominantly laid to lawn with enclosed fenced boundaries along with a number of established trees providing privacy.

One of the bigger projects completed by the owners was the build and installation of the bespoke garden studio room which is positioned towards the rear of the garden. Built on appropriate foundations and equipped with mains electric, this addition has been proven to be crucial to their way of living and home working commitments. That said, with the sliding doors to the front and good space inside, there are many options for this room, whether it be for dining or entertaining, gymnasium or cinema room.

The property has been skilfully extended to the side and rear and enjoys extensive internal accommodation along with a private rear garden. The property lends itself to those who are looking to upsize and perfect for families or mature couples. Properties like this are rarely presented to the open market in this village and the sale of this property provides one of those increasingly rare opportunities.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: D

Council Tax: B - East Riding of Yorkshire Council

Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

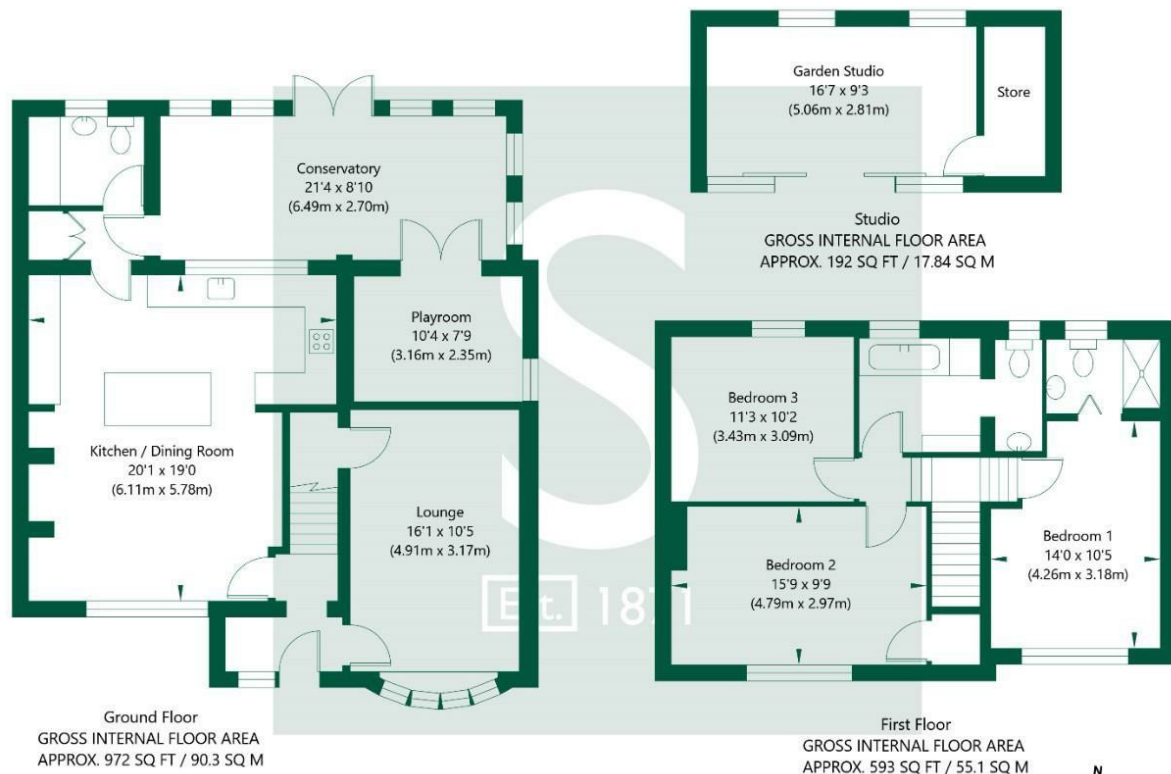




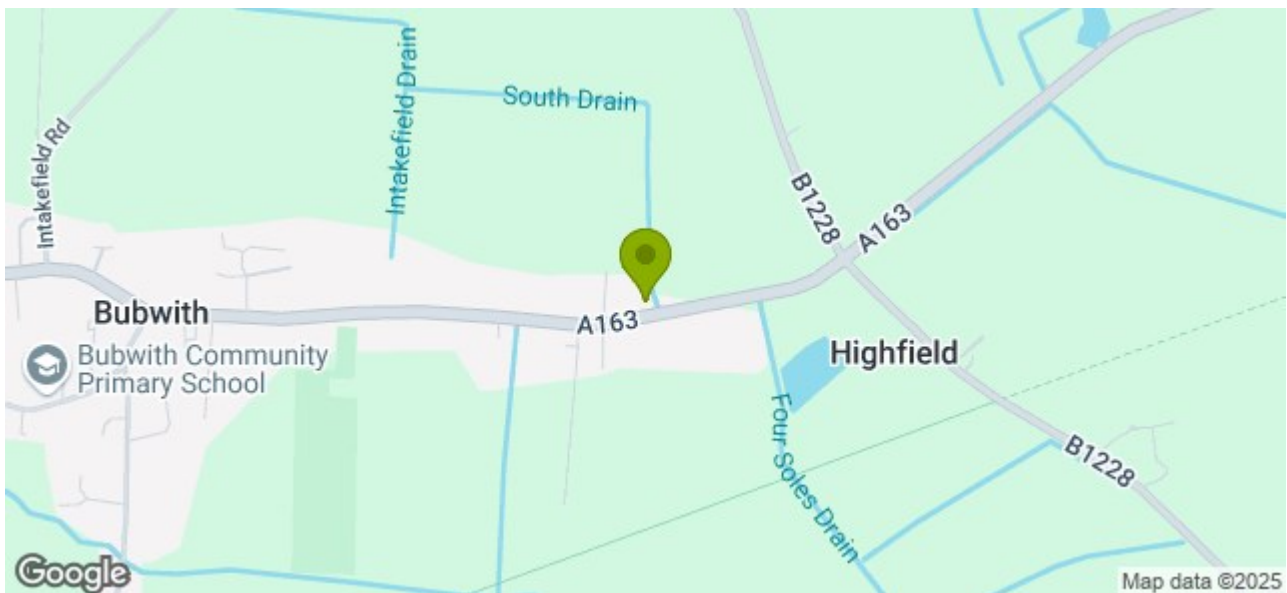




Highfield Road, Bubwith, Selby, YO8 6LZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1757 SQ FT / 163.24 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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