



## Highfield Road, Bubwith £310,000

An exciting opportunity to acquire this extended 2 bedroom detached bungalow, occupying good size grounds and crucially offered for sale with no onward chain.





The bungalow delivers over 1,100 sq. ft. of internal accommodation and has been extended to the rear to provide a sunroom. The property is pleasantly situated set back from the road, screened by a number of tall trees along the front elevation, providing privacy.

The property welcomes you through a uPVC front door leading through into an entrance hallway. The bungalow enjoys two well-proportioned double bedrooms, both benefiting from a double glazed window and central heating radiator. In addition, each bedroom is complemented by a range of built in wardrobes.

The bathroom has been extended and comprises a three piece suite, with a chrome heated towel rail and surrounding modern tiling. There are recessed spot lights to the ceiling and an opaque double glazed window to the rear.

The formal lounge enjoys a bay window to the front elevation and fireplace. This good size room provides ample space for appropriate lounge furniture.

Located behind the lounge is a dining area with a double glazed window and a door leading into the kitchen.

The kitchen has a modern range of white shaker style units to two sides with oak effect laminate work surfaces over. There is a ceramic sink and drainer with mixer tap over, in addition to a built in fridge freezer. There is recess space and plumbing in place for laundry facilities, along with vinyl flooring and partially tiled splashback to finish.

Positioned beyond the kitchen is a useful area which could be for storage or made into a utility area, before merging into a brick and uPVC built conservatory. This room provides an important additional space to the internal accommodation, enjoying pleasant views across the garden and fields beyond. There are double glazed sliding doors which access directly into the rear garden.

The property will be found along Highfield Road and in turns leads through a set of iron gates onto a generous driveway, providing off street parking for several motor vehicles. The front is made up of hardstanding and lawned area with enclosed tree lined boundaries to all three sides. To the left elevation of the property is an attached single garage, being accessed via a manual up and over door to the front and a single door to the rear. The garage has lighting and power connections, along with eaves for storage.

A pathway runs alongside the property to the rear, which opens out to a pleasant and private rear garden, being laid to lawn and having enclosed boundaries. There is a timber framed pergola and flagged paving, positioned to overlook the garden pond.

The property represents an ideal opportunity for those looking for a bungalow in the area, a property type which is scarce in this village particularly. All viewings are strongly recommended and strictly by appointment only.

Tenure: Freehold

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

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: 25 (F)

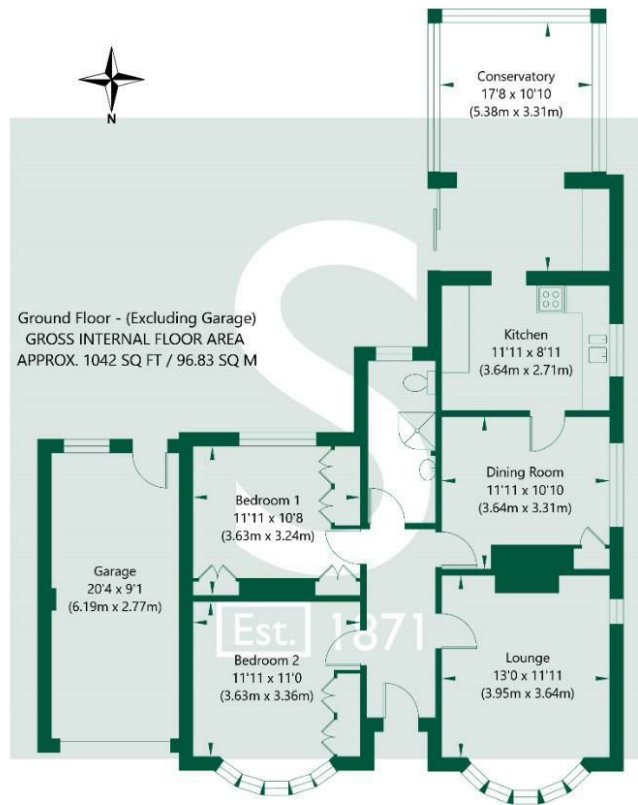
Council Tax: East Riding of Yorkshire Council Band C

Current Planning Permission: No current valid planning permissions

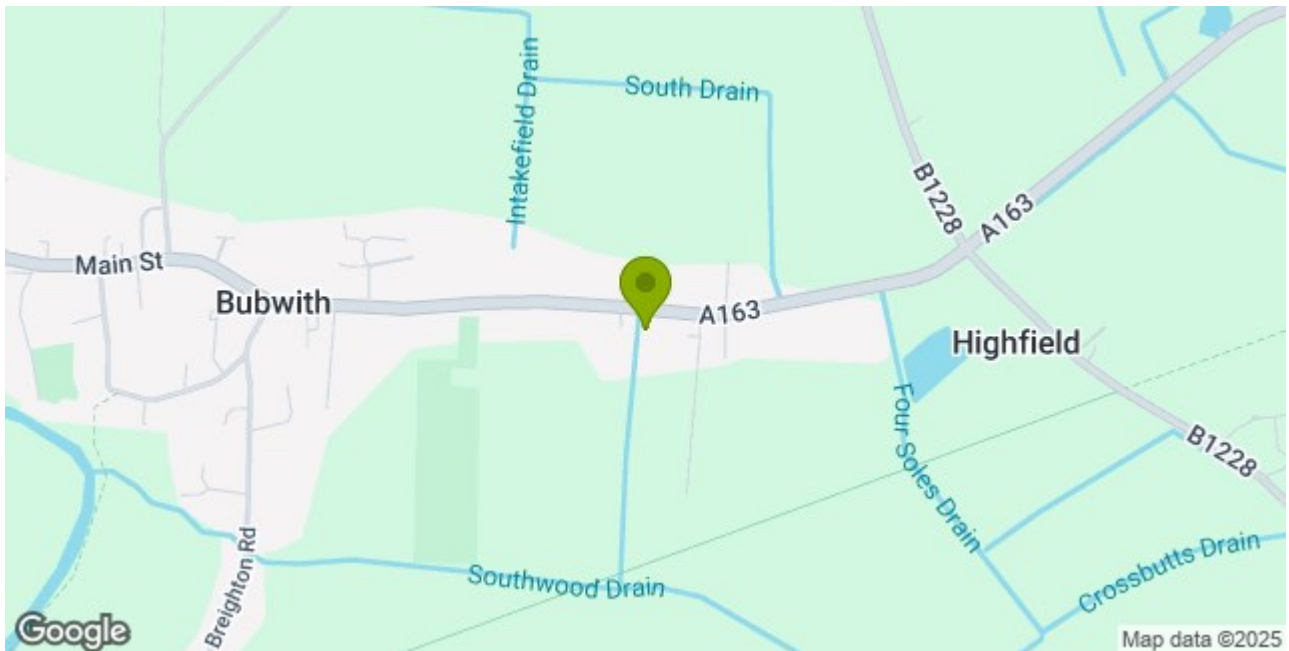
Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

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

# Highfield Road, Bubwith, Selby, YO8 6LY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1042 SQ FT / 96.83 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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