



Brighton Road, Bubwith, Selby, YO8 6DQ

• No Onward Chain • An extremely versatile family home perfect for dual family living • Kitchen with a range of appliances, a laundry area & an informal dining space. Stunning ceiling lantern that allows natural light to enter • Formal dining room, living room with an open fire & a conservatory • Home office, snug/bedroom & a shower room • Three double bedrooms, two with built in wardrobes & one with a dressing room • Family bathroom & separate w/c • Substantial rear garden, with two patio seating areas, a brick built shed & a timber shed • Waste treatment plant & off street parking for multiple cars • EPC = E

Guide Price £525,000

If you are looking to upsize and like the idea of owning a property with multiple reception rooms, spacious bedrooms and a large garden, then look no further as this deceptively spacious family home could be exactly what you have been waiting for. The property has versatile accommodation with one wing currently set up as an office and snug but either of the rooms could be used as a ground floor bedroom if dual family living is required. The village itself boasts amenities including the Jug & Bottle deli, The White Swan public house and a primary school. Howden train station is only a short distance away with links to London, York and Hull, a great addition especially if you commute for work or like to travel. The property is offered to the market with No Onward Chain so an early viewing is highly recommended to fully appreciate everything that it has to offer.

On entering the property you find yourself in an inner porch which has space for the storage of coats and shoes. There are stairs straight ahead that lead to the first floor and openings to either side to the living and dining room. The dining room has a timber panelled ceiling, space for a good sized table with chairs and a recess at the centre of the room which can accommodate an electric fire.

The kitchen is a good size with an informal dining area to one side with three full height cupboards that house a washing machine, dryer and fridge. The kitchen comprises of three worktops, a stainless steel sink with drainer, a four ring hob, double oven, various storage units, French doors that open out to the rear garden and a stunning ceiling lantern that allows natural light to flood the room. There are two doors at the far end, one opens into a garage with a separate utility room, whilst the second opens into a modern conservatory.

To the other side of the property you will find the main living room which benefits from an open fire with a brick surround and a set of French doors which open to the garden. There is a home office beyond which could be used as a bedroom, a snug with doors out to the garden and a shower room comprising corner shower, low level w/c, a hand basin with storage below and a chrome heated towel rail.

Moving up to the first floor there are three double bedrooms, two of which benefit from built in wardrobes, whilst another has a dressing room that could be used as a nursery. A family bathroom comprising of a w/c, hand basin with storage below, bath and a chrome heated towel rail completes the internal accommodation.

Externally the rear garden is substantial and mainly laid to lawn. There is a good size patio seating area immediately adjacent to the house and a second smaller patio in the far right hand corner. There is a brick built shed, a timber shed and various mature trees. The garden is enclosed by a mature hedge perfect if you have young children or pets. There is a horseshoe gravelled drive at the front that provides parking for multiple cars. A modern waste treatment plant is located to the side of the drive.





A DECEPTIVELY SPACIOUS FAMILY HOME WITH A SUBSTANTIAL REAR GARDEN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	0

Address: Brighton Road, Bubwith, Selby, YO8 6DQ
Reference: 1954

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Oil fired central heating & waste treatment plant.



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Offices in York, Pocklington and Market Weighton

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Approx. Gross Internal Floor Area 2151 sq. ft / 199.84 sq. m
Garage 228 sq. ft / 21.21 sq. m
Outbuilding 62 sq. ft / 5.73 sq. m
Total 2441 sq. ft / 226.78 sq. m

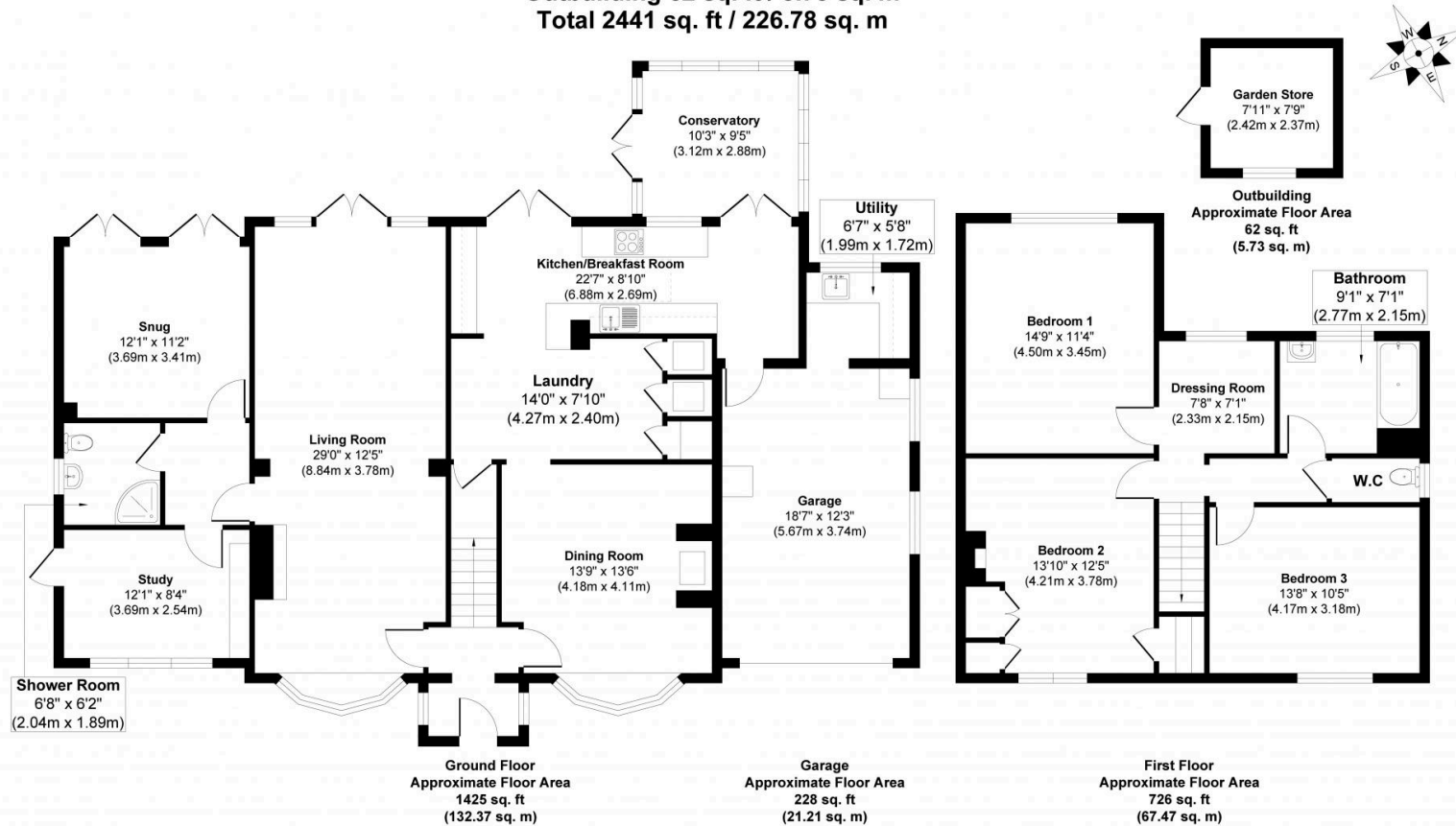


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