



50 Brighton Road
Bubwith YO8 6DQ

Offers Around £545,000

FREEHOLD

**** POTENTIAL FOR A SELF CONTAINED ANNEXE OR A FOURTH BEDROOM TO THE GROUND FLOOR ****

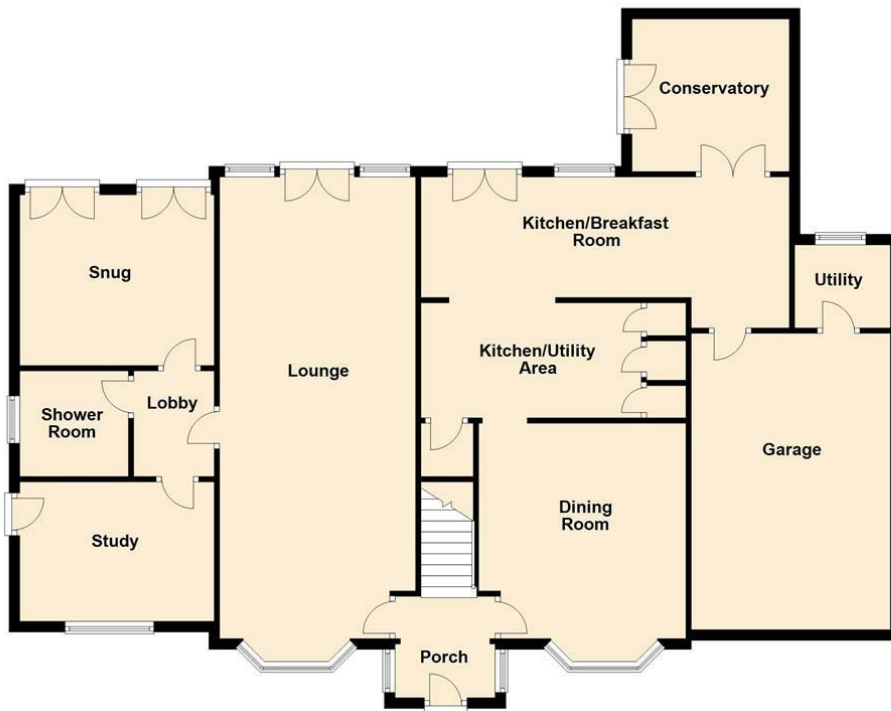
This delightful, period, property is located in a quiet position on the outskirts of the village of Bubwith, approximately 8 miles from the town of Selby and six miles from the market town of Howden. The property, which dates back to 1912 has been extended and altered over the years and now provides spacious, three bedroom, family accommodation, with the potential for an annexe / fourth bedroom to the ground floor.

Externally there are attractive, mature gardens together with ample off street parking, a garage with utility area, brick built store and timber garden shed. A viewing is highly recommended to appreciate the property on offer.

EPC: E



Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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