



Dyon Way, Bubwith, Selby, YO8 6LH

• No Onward Chain • A beautifully presented modern family home in a highly desirable location • Open plan kitchen/living/dining area. Bi fold doors to two sides • Living room • Four bedrooms, one with a full wall of fitted wardrobes and an en-suite shower room • Family bathroom • Fully enclosed rear garden with a patio seating area • Driveway with parking for multiple cars • Garage with an electric door • EPC = C

Guide Price £365,000

If you are looking for a change of lifestyle, like the idea of village life but want amenities and quick access to the main road networks, then look no further as this deceptively spacious family home could be exactly what you have been waiting for. The property has been beautifully maintained by the current vendor, so if you are looking for a home where you can move straight in without the need to carry out any work, then you will not be disappointed. The village itself boasts amenities including the Jug & Bottle deli, The White Swan public house, a primary school and quick links to Howden train station. The property is offered to the market with No Onward Chain.

On entering you will see stairs rising to the first floor, a corridor that leads to a cloakroom with a w/c and a door on the left which gives access to the open plan kitchen/living/dining area. If you like contemporary kitchens then you are certainly going to be impressed by the one on offer. There is a U shaped worktop that incorporates a recessed sink, a five ring induction hob, wine fridge, double oven, a full height fridge and freezer. In addition, there are various storage units. The dining/living area at the rear has space for a good size table, chairs and sofas. Bi fold doors have been fitted to two sides which can be fully opened to create a stunning entertaining space, especially useful in the warmer summer months.

To the first floor there is a second living area which is spacious and benefits from dual aspect windows. There is a double bedroom and a family bathroom comprising large walk in double shower, bath, low level w/c, hand basin with drawers below, chrome heated towel rail and an LED mirror.

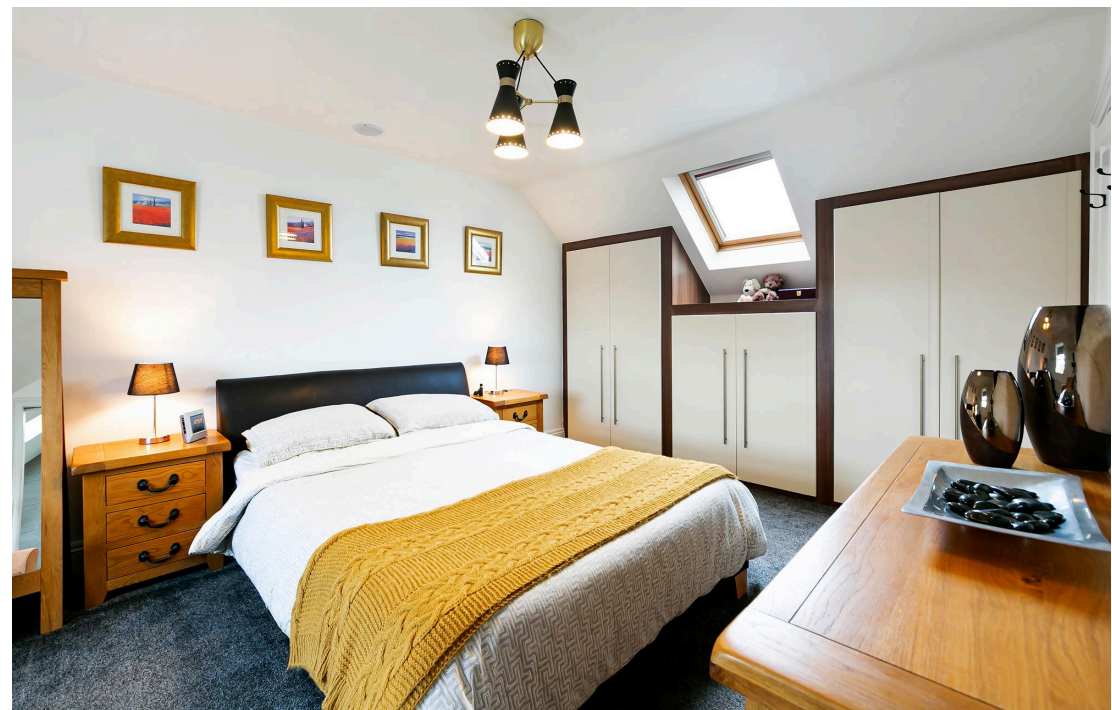
The top floor comprises of three further bedrooms, the largest benefitting from a full wall of fitted wardrobes and an en-suite shower room. One of the bedrooms has been used as a home office by the current vendor.

Externally the rear garden is mainly laid to lawn with a patio seating area in one corner. There is a brick wall to two sides and a fence to the third which makes it extremely secure. To the front you will find parking on the drive for multiple cars and an integrated garage with an electric door.

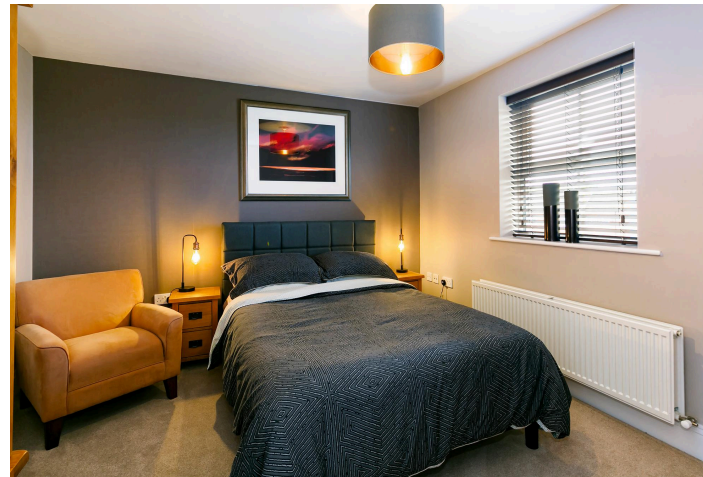




A STUNNING FAMILY HOME WITH NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



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		69	79
		EU Directive 2002/91/EC	

Address: Dyon Way, Bubwith, Selby, YO8 6LH
Reference: 2173

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	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services

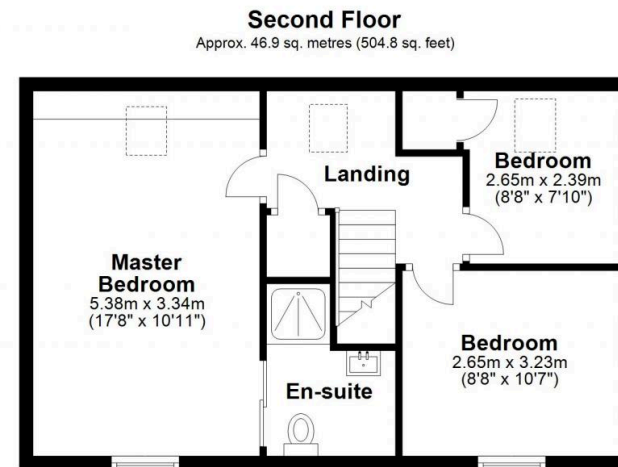
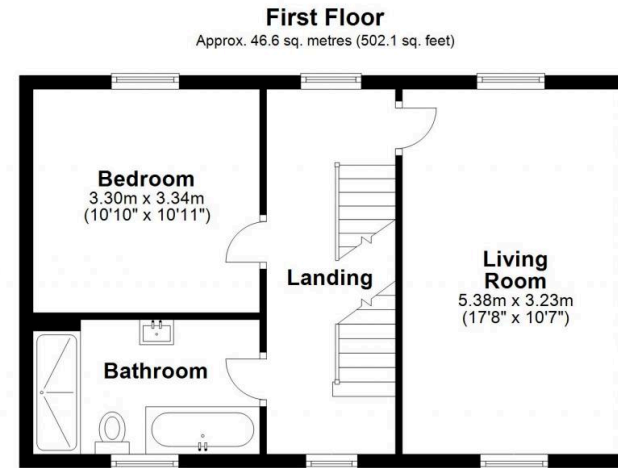
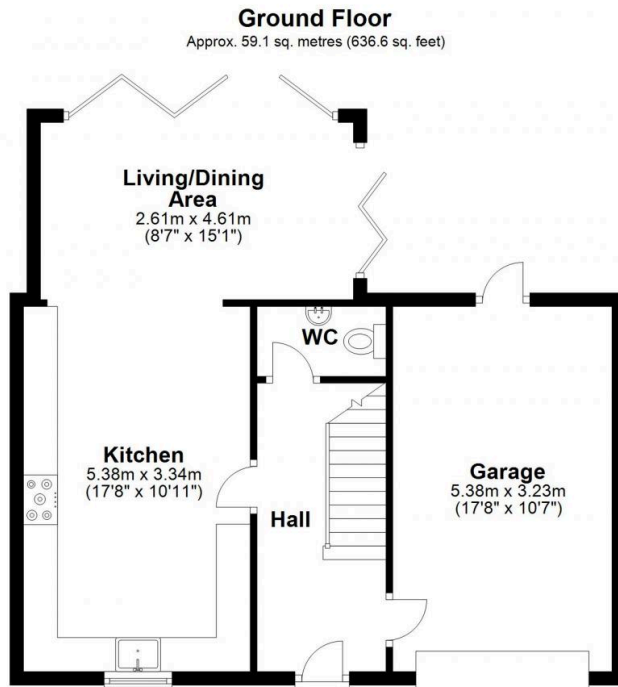


rmenglish.co.uk



Offices in **York, Pocklington and Market Weighton**

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Total area: approx. 152.7 sq. metres (1643.5 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

1 Dyon Way

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.