

5, Church Street,  
Bubwith, YO8 6LR  
Offers Over £350,000



#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

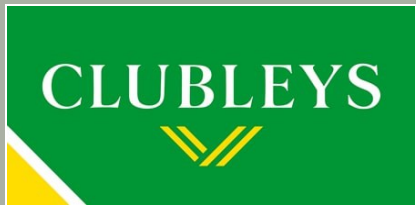
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

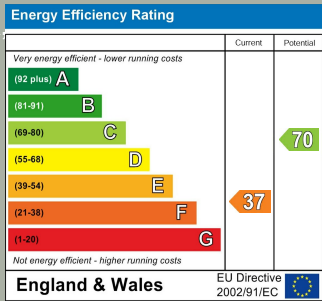
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



60 - 64 Market Place, Market Weighton, York  
YO43 3AL  
01430 874000  
[mw@clubleys.com](mailto:mw@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)



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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

This immaculate and spacious three-bedroom detached bungalow offers beautifully upgraded accommodation both inside and out, perfect for comfortable modern living. The sleek and stylish shower room and thoughtfully designed kitchen, featuring deep drawers, a pantry cupboard, and versatile dining or snug area, add a touch of contemporary practicality. Light floods into the generous sitting room through three large windows, creating a warm and inviting space centred around a charming fireplace. All three bedrooms are well-proportioned, and the entrance hall provides a welcoming flow to the home. Outside, the wrap-around gardens are a true highlight, boasting sunny seating areas, lawned and gravelled sections, fruit trees, mature shrubs, and fence and hedge boundaries for privacy. A gated driveway offers ample parking and leads to a detached garage, completing this truly exceptional property.

Tenure: Freehold. East Riding of Yorkshire Council BAND: D.

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## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

PVC Entrance door, vertical radiator, access to roof space.

### SITTING ROOM

5.15m x 3.43m (16'10" x 11'3")  
Electric fire set in marble effect inset and hearth, ceiling coving, television point, two radiators.

### KITCHEN

3.96m x 3.43m (12'11" x 11'3")  
Fitted with a range of wall and base units comprising quartz work surfaces and inset sink unit. Electric oven, induction hob with extractor hood over. Integrated Fridge, Integrated Freezer, Integrated Fridge Freezer, pantry cupboard, partially tiled walls. Ceiling coving, television point, radiator, PVC rear entrance door.

### DINING AREA

3.65m x 3.43m (11'11" x 11'3")  
Dining area- Partially panelled walls, ceiling coving, radiator, cupboard housing hot water cylinder.

### INNER HALLWAY

Ceiling coving, radiator, dado rail.

### BEDROOM ONE

4.65m x 3.62m (15'3" x 11'10")  
Fitted wardrobe with over head storage, ceiling coving, two radiators.

### BEDROOM TWO

3.63m x 3.33m (11'10" x 10'11")  
Ceiling coving, Radiator.

### BEDROOM THREE

3.63m x 2.59m (11'10" x 8'5")  
Ceiling coving, Radiator.

### SHOWER ROOM

Three piece white suite comprising walk in shower cubicle, wash hand basin and low flush WC set in vanity unit. Mirror light, tiled flooring, two vertical heated towel radiator, recessed ceiling lights, fully tiled walls.

### OUTSIDE

Outside, the wrap-around gardens are a true highlight, boasting sunny seating areas, lawned and gravelled sections, fruit trees, mature shrubs, and

fence and hedge boundaries for privacy. A gated driveway offers ample parking and leads to a detached garage, completing this truly exceptional property.

### GARAGE

Roller Shutter door, power and light.

### ADDITIONAL INFORMATION

### SERVICES

Mains water, drainage, electricity and oil fired central heating boiler.

### APPLIANCES

No appliances have been tested by the Agent.

