



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

12 Vine Gardens, Bubwith, Selby, YO8 6LP

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# 12 Vine Gardens, Bubwith, Selby, YO8 6LP

## Asking Price £550,000

Hunters (Selby) are pleased to present this beautifully presented five-bedroom detached home (Hogg Build), located in the highly sought-after village of Bubwith.

### DESCRIPTION

Hunters (Selby) are pleased to present this beautifully presented five-bedroom detached home, located in the highly sought-after village of Bubwith. Offering spacious and versatile accommodation throughout, the property benefits from an oil central heating system, UPVC double glazing and comprises a welcoming entrance hall, a bright and comfortable lounge, formal dining room, cosy orangery, downstairs WC, and a well-appointed kitchen. The ground floor is further complemented by an integral double garage. The first floor of the property continues to impress with five generously sized bedrooms. Bedroom one and bedroom two both enjoy the luxury of their own en-suite facilities, while the remaining three bedrooms are served by a modern family bathroom ideal for growing families. Externally, the home boasts a driveway providing ample off-street parking for multiple vehicles, alongside a neatly maintained front lawn. To the rear of the property you'll find a substantial landscaped east facing enclosed garden, mainly laid to lawn, featuring a patio area perfect for outdoor dining and entertaining. This fantastic home must be viewed to fully appreciate the space, layout, and quality on offer. Contact Hunters Selby seven days a week to arrange a viewing.

### LOCATION

Prime edge of village location: Location and transport links: 7 miles north of Howden 5 miles from Howden Station - direct trains to Leeds, Hull and London. 9 miles from M62 with direct links to West Yorkshire and East to Hull, also via M18 to Doncaster and M1 and A1 South. 7 miles east of Selby. 14 miles south east of York. 15 minutes drive to Designer Outlet at A19/A64 junction. 25 minutes drive to Monks Cross on east side of York. Daily bus service from Bubwith to York (route 18/18A). Village primary school, feeds onto Pocklington Woldgate, Howden and Barby. Doctors surgery (sub of Holme of Spalding Moor), church, village shop ( Morrisons ) and Post Office, Indian takeaway, Jug and Bottle - award winning off-licence and delicatessen, butchers, hairdressers, pub, tennis club, Bubwith centre sports facilities, garage, Oaks Golf Club and Spa, 1.5 miles from village and Brighton airfield 1.5 miles south.

### DIRECTIONS

From Selby take the A19 towards York, proceed past the village of Barby and turn right onto the A163 towards Bubwith. Proceed through the village of North Duffield, on entering Bubwith continue over the bridge and onto the Main Street, Vine Gardens is located on the left hand side. The property can be identified by our Hunters for sale board.

### Material Information - Selby

Tenure Type; Freehold  
Council Tax Banding; F  
EPC Rating: D

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Approximate Area = 1825 sq ft / 169.5 sq m

Garage = 279 sq ft / 25.9 sq m

Total = 2104 sq ft / 195.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Property Group. REF: 1431184



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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









