

39 Highfield Road
Bubwith YO8 6LY

£315,000
FREEHOLD

A fantastic opportunity to acquire this three bedroom semi-detached property located in the village of Bubwith. Bubwith offers a large range of amenities including a local shop, village pub, butchers, Sports & Leisure centre, Primary School, the Jug and Bottle and much more.
Dated from the 1950's the property offers characterful charm with feature stained glass doors, cast wood burning stove and a bright bay window. Internally the property briefly comprises a spacious sitting room, kitchen with pantry, dining room and ground floor cloakroom. To the first floor there are three well proportioned bedrooms, and a family bathroom. Outside, the property offers off-street parking and a large rear enclosed garden that is predominately laid to lawn but benefits from landscaped borders with mature shrubs and plants and two sheds. We recommend an internal viewing to fully appreciate the charm and potential that this property has to offer.

EPC: E





• Three bedroom semi-detached house • Wood burning stove • Period features and charm • Enclosed lawned rear garden

Entrance Hall
Half glazed door with matching glazed side panels. Stairway to first floor. One central heating radiator.

Entrance Porch
Arched uPVC doors. Ceramic tile flooring. Painted brick walls.

Kitchen
Range of fitted units finished in cream laminate timber effect laminate work tops. Four ring gas hob, built under oven with extractor above. Single drainer ceramic sink. Pantry. Cupboard containing wall mounted 'Ideal' gas boiler. Walk in store room with wash hand basin. Access to Dining room.

Sitting Room
Bay window to the front. Cast wood burning stove fire recess with timer beam over and tiled hearth. Glazed double doors leading into the Dining room. Four central heating radiators.

Dining Room
Access the Kitchen. French doors leading out to garden. One central heating radiator.

Cloakroom
Low flush W.C

Landing
Access to the loft. Over stairs storage cupboard.

Bathroom
Suite comprising walk in shower with mains shower. Step down to panelled bath, vanity wash hand basin with a variety of fitted cupboards. enclosed cistern W.C.
Chrome heated towel rail. One central heating radiator. Inset ceiling lights. Extractor.

Bedroom One
To the rear elevation. One central heating radiator.

Bedroom Two
To the front elevation. Built in wardrobes. One central heating radiator.

Bedroom Three
To the front elevation. One central heating radiator.

Outside
Driveway to the front of the property. Enclosed lawned garden to the rear, two sheds.

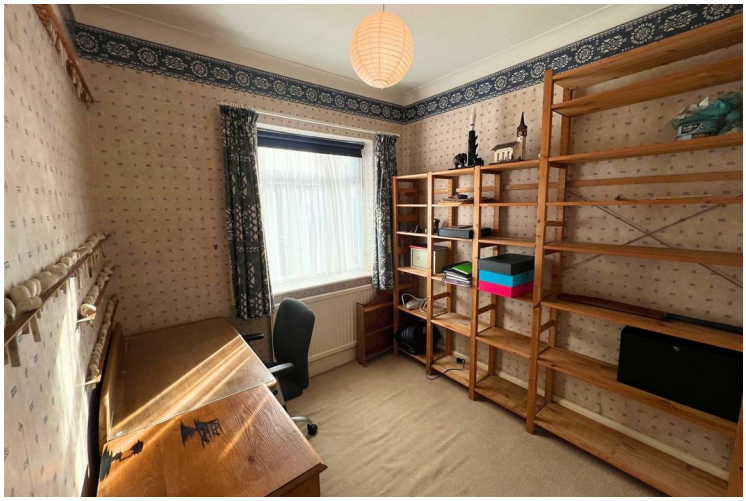




• Off-street parking • Feature glazed panel doors • Dining Room • Kitchen with Pantry • Viewing Highly Recommended





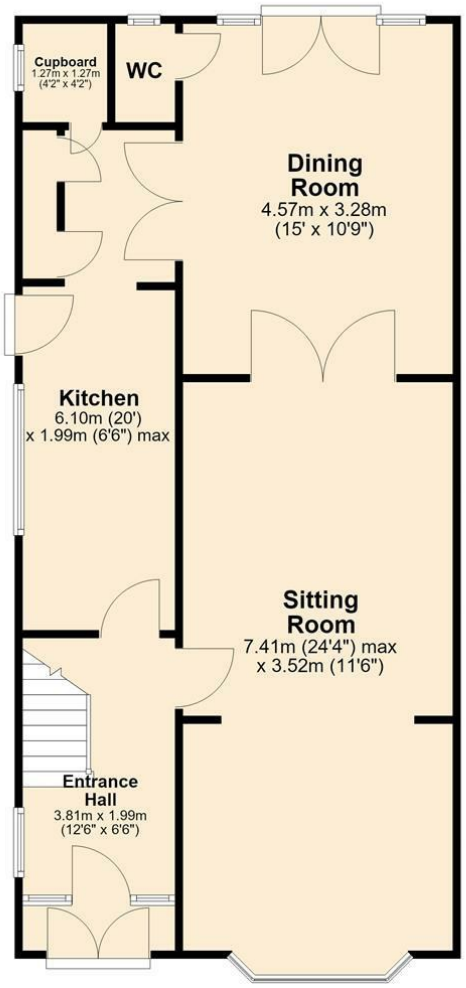








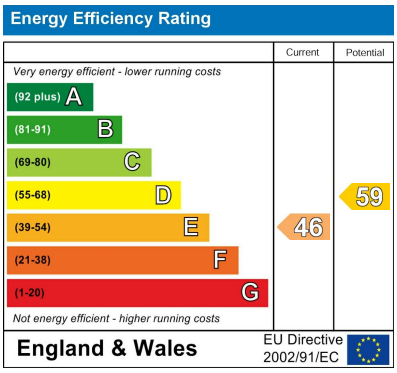
Ground Floor



First Floor







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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