



**Main Street, Bubwith, YO8 6LT**

In Excess of **£450,000**

JP HARLL



## Main Street

Bubwith, Selby, YO8 6LT

- Beautifully Presented, Extended Four Bed Detached Family Home
- Attractive Rear Garden With Off Street Parking
- 157 Sq. M./ 1689 Sq. Ft.
- Mains Electricity. Oil Central Heating
- Mains Water Supply. Mains Drainage
- Broadband: FTTP. Mobile 4G
- Brick Built Construction With Two Storey Extension
- FREEHOLD
- EPC Rating 'E' (52)
- Council Tax Band 'D'



Welcome to Clockmakers Cottage - a delightful blend of history meets modern, blended to offer a beautiful, extended family home. The property is entered via a side door into the impressive dining kitchen - a space that has been designed to be the busy 'hub' of this house. The log burner adds warmth and character to this space which offers sitting, eating and preparation areas with French doors leading out into the rear garden.

The kitchen is fully equipped to provide everything you could possibly need to prepare, cook and serve delicious food and includes plenty of off white units, wooden worksurfaces and Belfast style ceramic sink. Integrated appliances include dishwasher and wine cooler. There are spaces for oven and fridge.

From the kitchen you access the hallway and elevated dining area. The grandfather clock in the hall was one made when this was the clockmaking premises. The elevated dining area offers space to eat more formally if desired but could also be used as an office or reception room.

There are two lounges at the front of the property. The first has shutters, feature fireplace and beams adding charm and character to this spacious room. The second has log burner for warmth, coving as well as shutters.

Also on the ground floor is the utility room with plumbing for washer and dryer. The boiler is also in the utility room as well as the ground floor w.c/cloak.



Upstairs to the first floor are the four bedrooms and family bathroom. The Master bedroom (which is part of the extension) is an impressive room with walk in wardrobe (which could be made into a nursery or office if required) and shower room en-suite.

Bedrooms two and three are both also double bedrooms both with shutters, bedroom three has fitted wardrobes for storage.

Bedroom four is quirky and characterful, with low cottage style window. The current owners use this bedroom as an office come guest room.

The family bathroom comprises free standing roll top bath, corner shower, toilet and sink with cupboards for storage.

Externally the property offers a mature rear garden with patio, lawned and borders providing interest. There is also drive way parking in tandem for two vehicles, one in front of and one behind the security gates.

This unique property is one not to be missed so call today and arrange your viewing with us.

## **Important Information**

- The owner is uncertain of when the boiler was installed, however it was last service in December 2024.
- The double Storey extension was built in 2016
- The property has had new windows, doors and roof lights fitted in 2013 and 2016.

## **Property Information Disclaimer**

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

## **We advise all prospective purchasers to:**

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

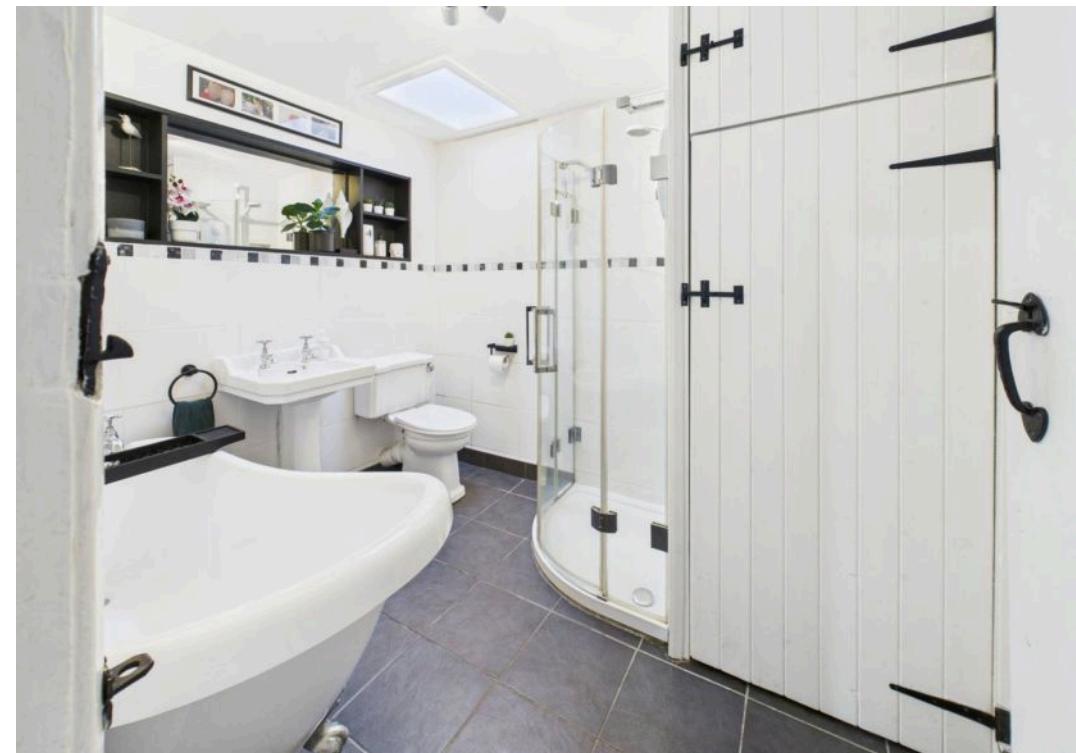
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955







Floor 1



JP HARLL

Approximate total area<sup>(1)</sup>

157 m<sup>2</sup>

1689 ft<sup>2</sup>

Reduced headroom

2.5 m<sup>2</sup>

26 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**JP Harll**

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