




william
h brown
for sale
Selby
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williamhbrown.co.uk

Highfield Road, Bubwith Selby YO8 6LZ


william
h brown

welcome to

Highfield Road, Bubwith Selby

Charming Village Living – Beautiful 2-Bed Semi-Detached Home in Bubwith



Charming Village Living – Beautiful 2-Bed Semi-Detached Home in Bubwith. Situated in the sought-after village of Bubwith, this delightful two-bedroom semi-detached home offers a perfect blend of comfort, style, and outdoor space, ideal for first-time buyers, downsizers, or those seeking peaceful village living. The property boasts a generous front driveway providing ample off-street parking, alongside a neat lawned frontage enhancing its kerb appeal. Inside, a welcoming and bright lounge features a front-facing window that fills the space with natural light, complemented by a cosy log burner set within a feature fireplace. To the rear, a modern fitted kitchen with dining space is well-equipped with an induction hob, integrated dishwasher, and integrated fridge freezer, with patio doors opening directly onto the garden. The rear garden is a fantastic size, offering a well-maintained lawn, a patio seating area perfect for entertaining, and two useful sheds, all enclosed by fencing and wrapping around to meet the driveway for added convenience and privacy. Early viewing is highly recommended to fully appreciate all this lovely home has to offer.

Lounge

Kitchen/Diner

First Bedroom

Second Bedroom

Bathroom

Rear Garden

Driveway Parking



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welcome to Highfield Road

- NO ONWARD CHAIN!!
- Semi - Detached House
- Open Kitchen / Diner
- Two Bedrooms
- Large Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over
£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SEL109001 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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