



16 Main Street, Bubwith, Selby, YO8 6LT

Character Mid-Terrace Property | Two Bedrooms | No Onward Chain | Street Parking | Rear Yard | Popular Village Location | Ideal For First Time Buyers

- Character Mid-Terrace Property
- Electric Heating
- Council Tax Band - A
- Popular Village Location
- Two Bedrooms
- Freehold Property
- No Onward Chain
- Street Parking
- EPC Rating - E
- South/South East facing garden

Offers Over £140,000

Jigsaw Move are pleased to present this delightful mid-terrace house nestled in the charming village of Bubwith, on Main Street. The property offers a perfect blend of character and modern living. Built in 1880, the property boasts a rich history and features that reflect its Victorian heritage, including high ceilings and an original fireplace in the main bedroom, adding a touch of elegance to the space. The entire property has been recently redecorated, providing a fresh and contemporary feel throughout.

Spanning 444 square feet, the layout is both practical and inviting. On the ground floor, you will find a well-appointed kitchen that flows seamlessly into a spacious living room and dining area, creating an ideal setting for entertaining guests or enjoying family meals. The living room is enhanced by a recently fitted flue pipe, allowing for the installation of a wood burner, which promises to create a warm and inviting atmosphere during the colder months. The natural light that floods these areas enhances the warm and welcoming atmosphere.

Upstairs, the property comprises a generously sized main bedroom, a cosy single bedroom, and a bathroom, making it suitable for a small family or as a comfortable retreat for professionals. The thoughtful design ensures that every inch of space is utilised effectively, providing both comfort and functionality.

One of the standout features of this home is the brand new roof, completed in April 2026, which comes with a 10-year transferable warranty, ensuring peace of mind for the new owner. Outside, the yard has been beautifully finished with Indian stone, completed in August 2025, offering a lovely space for outdoor dining or simply enjoying the fresh air. The property benefits from a rear yard.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and straightforward purchase process. This is particularly appealing for those looking to move in quickly and start enjoying their new home.

The property is situated within the desirable village of Bubwith. This sought after village hosts a range of local amenities including; primary school & pre-school, restaurants, leisure centre with playing fields, rail trail cycle route and within the next village to The Oaks Golf Club & Spa. Bubwith is also an ideal location for commuting to Selby, York and Hull as it is close to all major motorway networks.

This property is perfect for first-time buyers, small families, or those looking to downsize, offering a wonderful opportunity to own a piece of history in a friendly community. With its prime location in the picturesque village of Bubwith, residents will benefit from a friendly community atmosphere while still being within easy reach of local amenities and transport links. This property presents a wonderful opportunity for anyone seeking a charming home with character in a tranquil setting.

GROUND FLOOR ACCOMMODATION

Lounge 14'7" x 10'11" (4.45m x 3.32m)

Kitchen/Diner 6'7" x 11'0" (2.00m x 3.35m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 10'10" x 11'0" (3.31m x 3.35m)

Bedroom Two 7'4" x 5'10" (2.23m x 1.79m)

Bathroom 7'3" x 4'7" (2.21m x 1.42m)

EXTERNAL

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

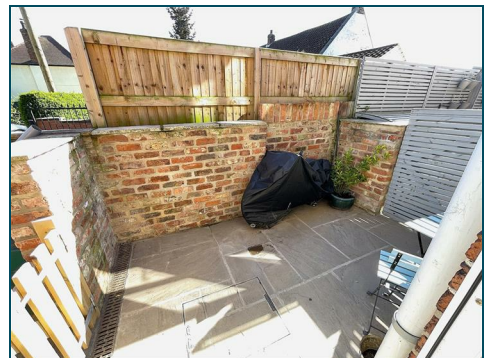
For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains

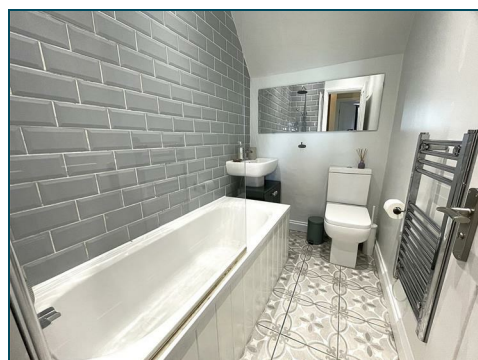
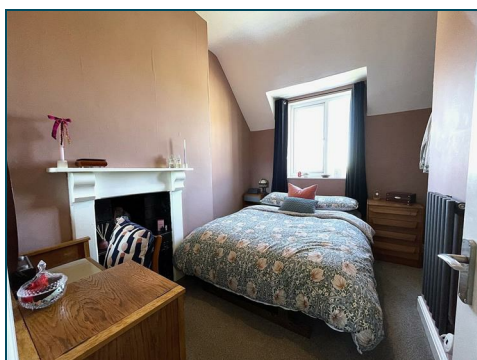
Water supply – mains

Sewerage – mains

Heating – Electric central or room heating & Wood burner/open fire

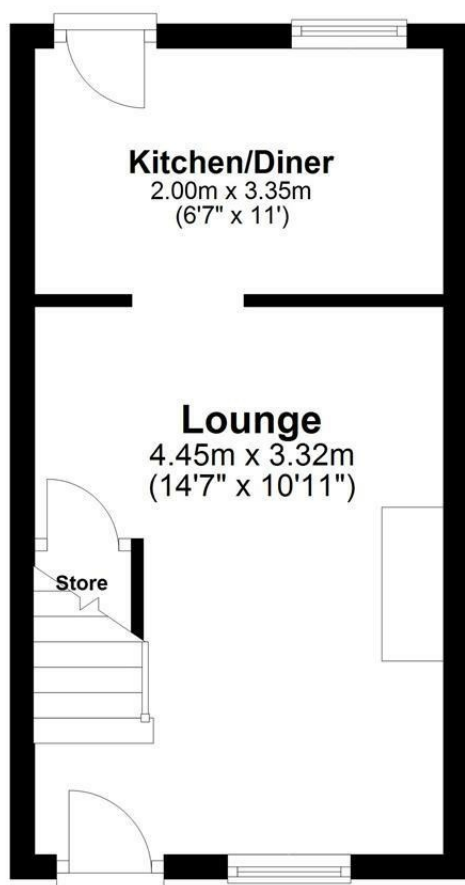
Broadband – FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area



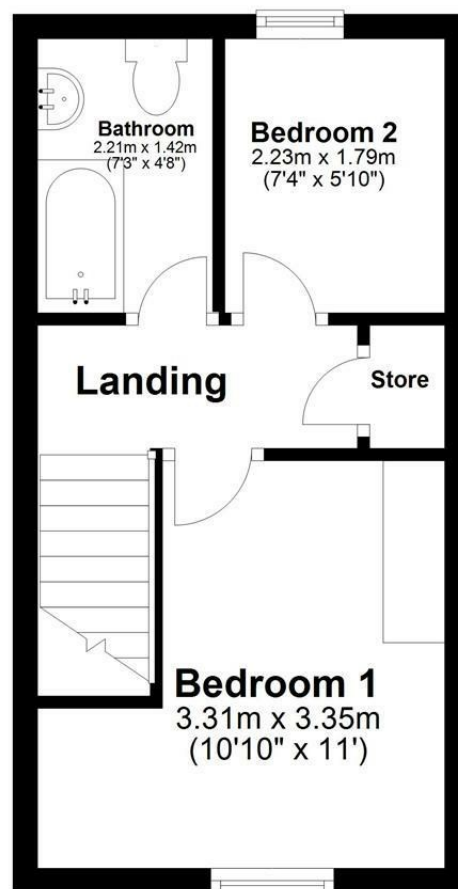
Ground Floor

Approx. 22.3 sq. metres (239.5 sq. feet)



First Floor

Approx. 19.0 sq. metres (204.6 sq. feet)
(excluding Bathroom)



Total area: approx. 41.3 sq. metres (444.1 sq. feet)

