



THE LOCATION

Bubwith is a popular thriving village having excellent road access to Selby, York and the M62 commuter corridor. Good rail links are available at North Howden Station (4 miles) connecting to Hull, Selby and the London to Edinburgh mainline.

The village facilities include a range of shops with a butchers, general store and post office, deli and off licence and a fish and chip shop. There is an infants/junior school, a doctor's surgery, a pub and an active playing fields association.

THE PROPERTY

A well maintained three bedroom semi detached house situated in a popular location within walking distance to the village amenities. The property benefits from a side driveway providing ample parking and a good sized lawned garden to the rear. The accommodation briefly comprises:- entrance hall, sitting room, dining kitchen, rear lobby leading to downstairs bathroom and three bedrooms to the first floor. There are generous gardens to the front and rear of the property.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, radiator, stairs to first floor.

SITTING ROOM 11'9" X 15'7" (3.58M X 4.75M)

Laminate flooring, coal effect electric fire with decorative tile surround and wooden mantle, telephone point.

KITCHEN 7'11" X 19'0" (2.42M X 5.78)

Fitted with a range of wall and base units comprising work surfaces, single drainer sink unit, electric oven with ceramic hob and extractor hood over, part tiled walls, plumbing for automatic washer, integrated dishwasher, laminate flooring, recessed ceiling lights, wall mounted gas fired central heating boiler.

REAR ENTRANCE

Rear entrance door, tiled floor, fitted cupboard housing hot water cylinder.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low flush WC, tiled floor, fully tiled walls, chrome ladder style radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM ONE 9'10" X 15'9" (2.99M X 4.79M)

Laminate flooring, radiator, fitted cupboard.

BEDROOM TWO 10'2" X 11'0" (3.10M X 3.36M)

Laminate flooring, radiator.

BEDROOM THREE 7'1" X 7'8" (2.15M X 2.33M)

Laminate flooring, radiator, fitted cupboard.



OUTSIDE

To the front of the property is ample off road parking leading to the good sized enclosed rear garden which is mostly laid to lawn with a range of mature shrubs and trees.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



Floor Plan

This plan is for illustrative purposes only

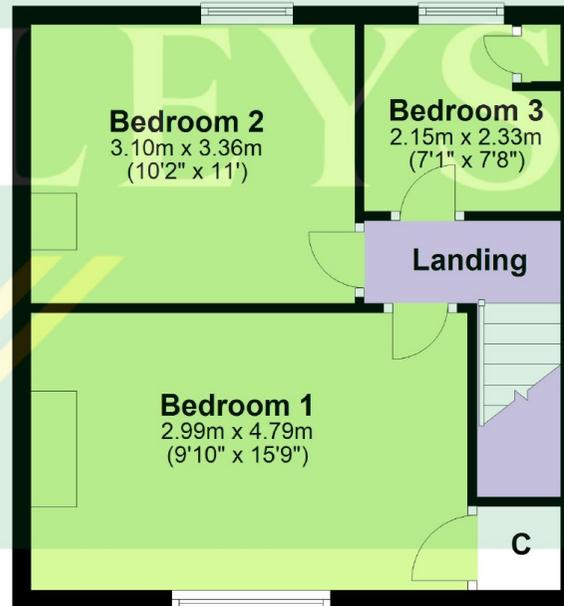
Ground Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



Total area: approx. 76.9 sq. metres (828.0 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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