



**Prospect House / 31 Church Street, Bubwith, YO8 6LW**

• Detached family home • Oozing with character and charm • Two reception rooms with log burners • Kitchen diner with Rangemaster • Four bedrooms • Family bathroom • Master bedroom with en suite • Private rear garden with patio seating area • Double garage • EPC = F

## Guide Price £395,000

Prospect House is a beautifully presented detached family home situated on a fantastic corner plot. Wooden flooring and exposed beams result in a property that is oozing with character and charm. Four bedrooms, one with an en suite, a family bathroom, two reception rooms, kitchen diner and a utility room make up the internals.

Upon entry, you find yourself in the main living room, with stairs to the first floor ahead of you and the snug to your left. Both reception rooms house log burning stoves and provide access onto a patio seating area outside through double doors.

Through the living room you head down into the kitchen dining room. Spacious and light there is a worktop with integrated microwave and dishwasher to one side, with space for a dining table and six chairs to the other. A Rangemaster oven completes this space. Access to the master bedroom on the first floor is also available from here.

Adjacent to the kitchen is a downstairs w/c come utility space, which provides access to the garden. This space houses a worktop that incorporates a stainless-steel sink with drainer, with space below for a washing machine.

Upstairs there are four bedrooms and a family bathroom, comprising a bath with an overhead shower, standalone sink and a low-level w/c.

The master bedroom benefits from a modern en suite comprising a walk-in shower, standalone bathtub, double vanity unit with storage below and a low-level w/c.

Externally, there is a private, walled rear garden that is primarily laid to lawn, with a patio seating area, perfect for those who like to entertain. Access to the double garage is available from the garden. The electric door opens up onto the street to provide access for cars, should you wish to store them away from the road.





**FOUR BEDROOM FAMILY HOME WITH PRIVATE GARDEN**



**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 31 Church Street, Bubwith, Selby, YO8 6LW  
Reference: 1707

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating.



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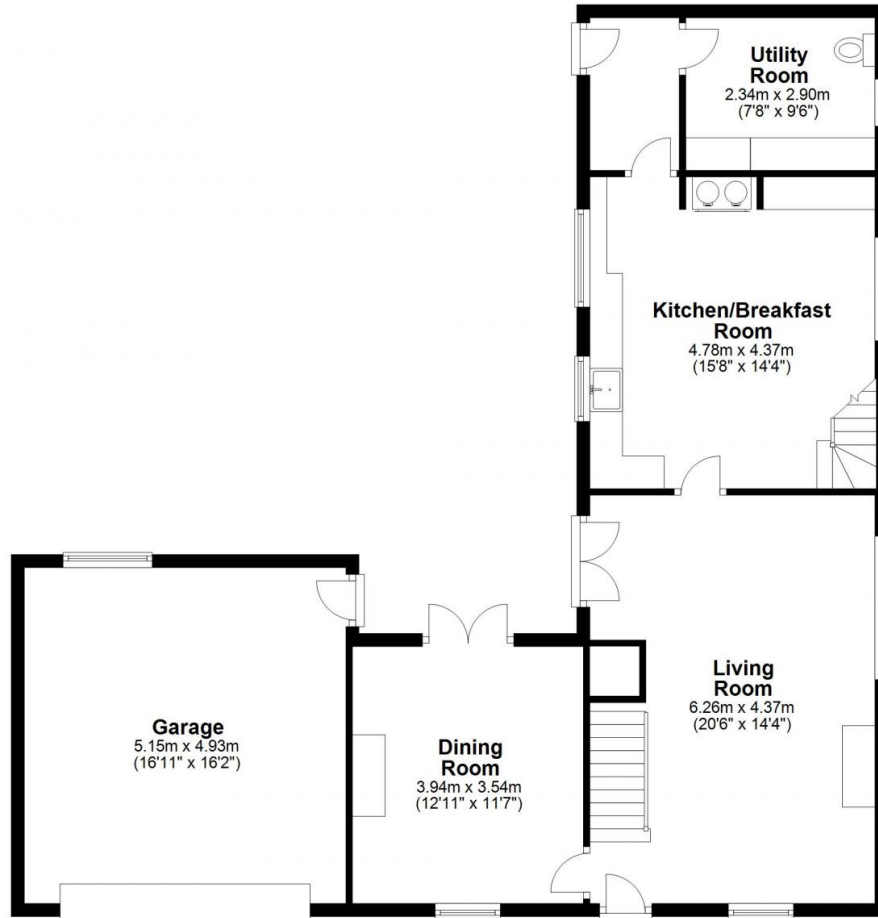


Offices in York, Pocklington and Market Weighton

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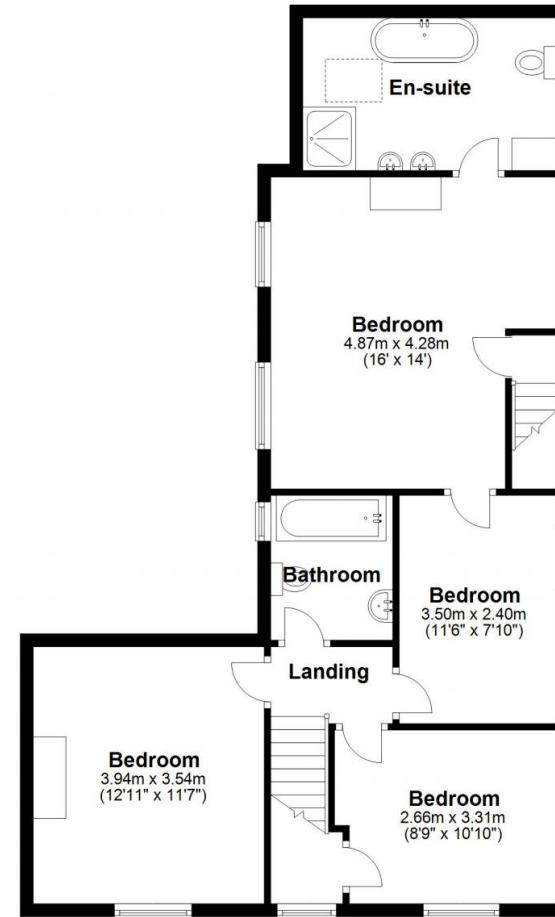
### Ground Floor

Approx. 99.5 sq. metres (1070.7 sq. feet)



### First Floor

Approx. 72.5 sq. metres (780.2 sq. feet)



Total area: approx. 172.0 sq. metres (1850.9 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases. Plan made with PlanUp. Plan produced using PlanUp.

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