



**Highfield Road, Bubwith, YO8 6LY**



- A beautifully presented family home with solar panels
- Stunning open plan kitchen/dining living area with a log burner
- Separate utility room and w/c
- Formal living room and a home office/snug
- Three bedrooms, one with an ensuite
- Family bathroom
- Loft room which can be used for a variety of purposes
- Large garden with a greenhouse, timber shed, summer house and feature pond
- Open views at the rear. Single garage with further off street parking to the side
- EPC = D

## Guide Price £349,950

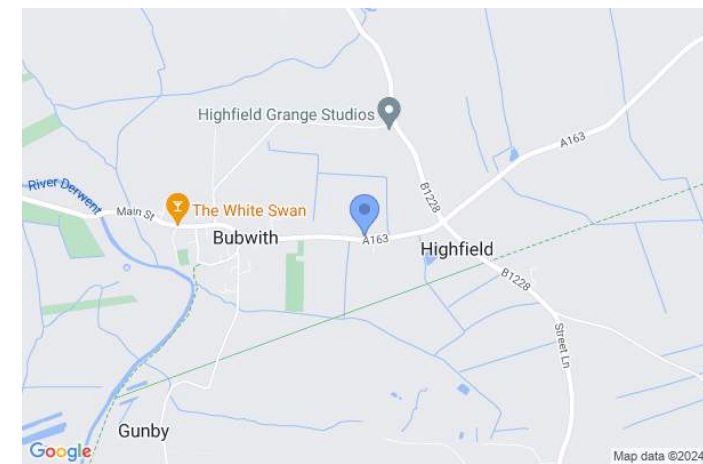
If you are looking for a change of lifestyle, like the idea of being part of a vibrant village community that also benefits from amenities including the Jug & Bottle deli, The White Swan public house, a primary school and quick links to Howden train station, then look no further as this deceptively spacious family home could be exactly what you have been waiting for. Not only do you have an abundance of internal space but the garden is also substantial, perfect if you have young children or pets. The property has been fitted with cost and time saving features including Hive heating controls, solar panels and a robot lawnmower.

On entering the kitchen/dining/living area it is hard to not be impressed by the space on offer. At the rear of the property you will find the kitchen which has been fitted with an L shaped solid wood worktop that incorporates a stainless steel sink with drainer and has a dishwasher below. There is a Smeg range cooker with a five ring gas hob and extractor over. At the centre of the kitchen you will see an island which has a wooden worktop and metal shelves below. There are various storage units, space for an American style fridge/freezer and a door that opens to the rear garden. There is a space for a breakfast table with chairs below a vaulted ceiling that incorporates three Velux windows. The living area has a log burner at the centre of the room that sits on a glass hearth with a timber mantle over, the perfect addition for the colder winter months. Off the kitchen is a separate utility area with a worktop, sink and space for white goods. Beyond is a w/c and hand basin.

Moving through to the front of the property you will see that the entrance hall is both spacious and light, with attractive black and white floor tiles. The living room is on the right hand side with an electric fire at its centre, whilst a bay window allows natural light to flood the room. There is home office that could be used as a games room, if home working is not required.

To the first floor there are three good sized bedrooms, the master benefitting from built in storage and an ensuite comprising corner shower with rainfall shower head, low level w/c, hand basin and a heated towel rail. The family bathroom has been fitted with a bath that has a shower over, low level w/c and a pedestal hand basin. The loft has been converted into a fantastic space that has been used for a variety of different purposes over the years.

Externally there is a small lawned garden to the front and a large one at the rear. The rear garden boasts a number of mature trees, a greenhouse, summer house, garden shed and a feature pond. There is a detached garage with a mezzanine perfect for storage. The tarmac drive to the side provides an abundance of off street parking.







**A STUNNING FAMILY HOME WITH OPEN VIEWS TO THE REAR**





**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		62	70

England, Scotland & Wales

EU Directive 2002/91/EC

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

England, Scotland & Wales

EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

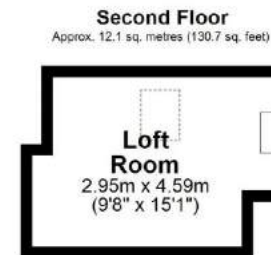
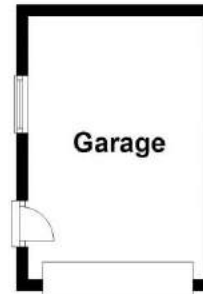
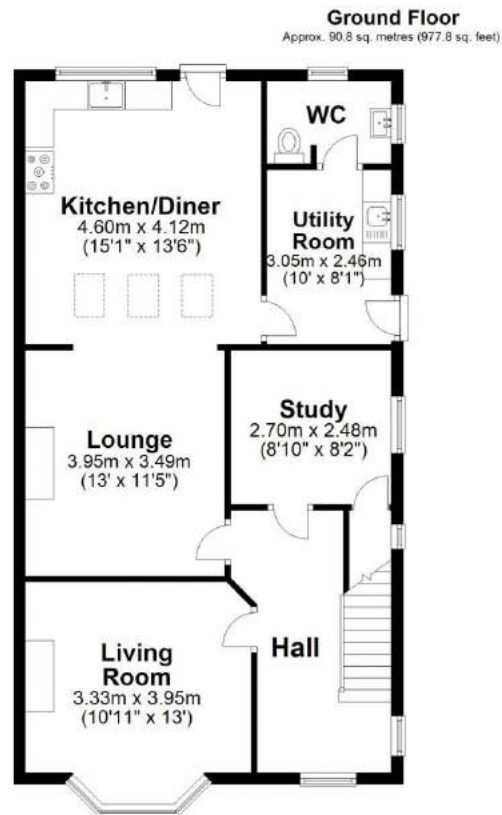
Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. LPG central heating.



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Total area: approx. 157.4 sq. metres (1694.0 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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