



## Pyewipe Cottage 1 Brighton Road, Bubwith, Selby, Yorkshire, YO8 6LL

Beautifully Presented Semi-Detached Family Home | Three Bedrooms | Driveway | Double Garage | Utility Room | Multiple Reception Rooms | Characteristic Property | Popular Village Location | Viewing Highly Recommended

- Semi-Detached Family Home
- Oil Central Heating
- Council Tax Band - C
- Enclosed Rear Courtyard
- Three Double Bedrooms
- Freehold Property
- Bursting with Character
- Driveway Parking & Double Garage
- EPC Rating - TBC
- Multiple Reception Rooms

Offers Over £290,000

Jigsaw Move are pleased to present this delightful semi-detached house nestled in the charming village of Bubwith, Selby, on Breighton Road. The property offers a perfect blend of character and modern living. Spanning an impressive 1,571 square feet, this property is ideal for families seeking both space and comfort.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The lounge features patio doors that seamlessly connect to the rear yard, allowing for an abundance of natural light and easy access to outdoor living. The well-appointed kitchen and separate dining room create a wonderful setting for family meals and gatherings.

The ground floor also boasts a convenient utility room and a WC, enhancing the practicality of the home. Ascending to the first floor, you will find three generously sized double bedrooms, each offering a peaceful retreat. The modern family bathroom is designed with contemporary fixtures, ensuring a comfortable experience for all.

Outside, the property is complemented by a double garage and a driveway that accommodates parking for one vehicle. The rear yard area, adorned with raised flower beds and a gravelled seating space, provides a tranquil spot to unwind and enjoy the beauty of the garden.

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.

With oil central heating throughout, this home promises warmth and comfort during the colder months. The property is bursting with character and is situated in a popular village location, making it an excellent choice for those looking to embrace a community-oriented lifestyle. This charming residence is not to be missed and is sure to appeal to a variety of buyers.

## GROUND FLOOR ACCOMMODATION

**Lounge 20'1" x 14'3" (6.13m x 4.34m)**

**Kitchen 7'11" x 13'9" (2.41m x 4.18m)**

**Dining Room 12'0" x 13'9" (3.65m x 4.18m)**

**Utility 8'9" x 9'11" (2.67m x 3.04m)**

**WC**

## FIRST FLOOR ACCOMMODATION

**Landing**

**Bedroom One 12'0" x 13'11" (3.65m x 4.24m)**

**Bedroom Two 12'0" x 11'0" (3.65m x 3.35m)**

**Bedroom Three 7'9" x 14'2" (2.37m x 4.33m)**

**Bathroom**

## EXTERNAL

**Double Garage 16'11" x 19'8" (5.170m x 6.013m)**



## 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

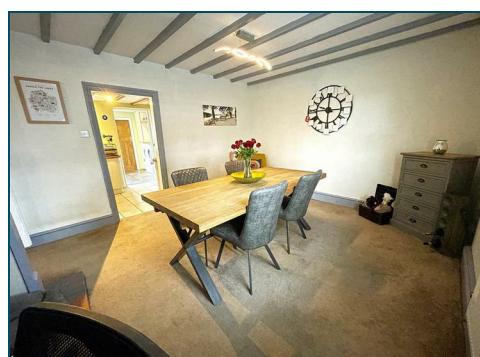
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in 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 Chancery 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.

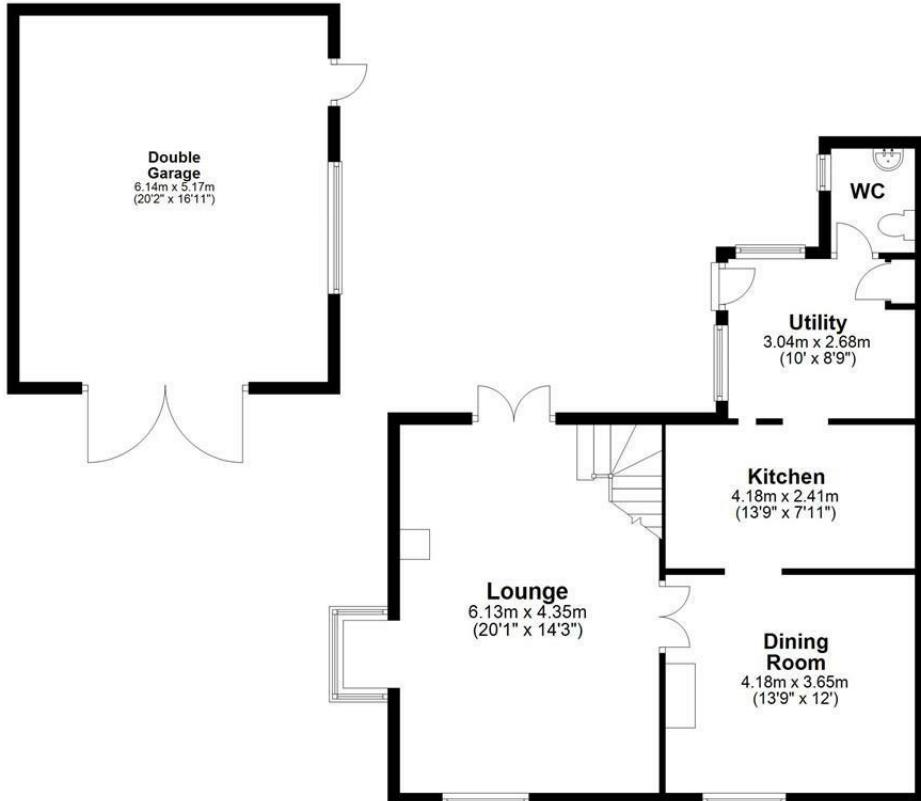
## WINDOWS

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



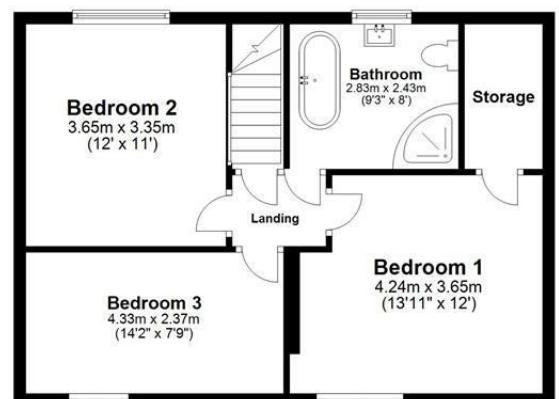
### Ground Floor

Approx. 92.7 sq. metres (997.9 sq. feet)



### First Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



Total area: approx. 146.0 sq. metres (1571.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<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			
England & Wales		EU Directive 2002/91/EC	



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