



Derwent Cottage Brighton Road, Bubwith, Selby, Yorkshire, YO8 6DQ

Beautifully Presented Detached Property | Five Bedrooms | Driveway Parking For Eight Vehicles | Garage | Multiple Reception Rooms | Two En-Suites | Scenic Views To Rear | Popular Village Location | Viewing Highly Recommended

- Beautifully Presented Detached Property
- Oil Central Heating
- Council Tax Band - C
- Large Rear Garden
- Five Bedrooms With Two En-Suites
- Freehold Property
- Multiple Reception Rooms
- Driveway Parking For Eight Cars & Garage
- EPC Rating - TBC
- Utility Room

Offers In The Region Of £500,000

Jigsaw Move are pleased to present this impressive, detached house nestled on Brighton Road in the tranquil village of Bubwith. The property offers a perfect blend of spacious living and serene surroundings.

Upon entering, you are greeted by a welcoming hallway that leads to a large lounge, perfect for relaxation and entertaining. The heart of the home is undoubtedly the expansive kitchen, complete with a central island and a dining area that opens through patio doors into the large rear garden. Adjacent to the kitchen, a utility room and a convenient WC enhance the practicality of this delightful home. The conservatory, also accessible via patio doors, provides a bright and airy space to enjoy the views of the garden throughout the seasons.

A notable feature of this property is the two-storey extension completed in 2010, which includes an additional reception room that can serve as a playroom, snug, or even a sixth bedroom. This extension also relocated the garage and introduced a staircase leading to the fifth bedroom, enhancing the home's versatility.

The first floor boasts five spacious double bedrooms, ensuring ample space for family and guests. The master bedroom and the fifth bedroom both feature en-suite shower rooms and dedicated wardrobe/storage areas, adding a touch of luxury to everyday living. A modern family bathroom serves the remaining bedrooms, ensuring comfort for all.

Parking is a significant advantage here, with a driveway capable of accommodating up to eight vehicles, making it perfect for larger families or those who enjoy hosting gatherings.

Outside, the large rear garden offers a private oasis, perfect for outdoor activities and gatherings. One of the standout features of this home is the extra piece of land at the back of the garden, which the vendors have thoughtfully acquired. This area offers stunning views of the open fields and woodlands, creating a picturesque backdrop for outdoor activities or simply enjoying the beauty of nature. The property is set in a peaceful village setting, ensuring privacy and a sense of community without being overlooked.

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 delightful home is not just a property; it is a lifestyle choice, offering both space and tranquillity in a charming location. If you are seeking a family home that combines comfort with the beauty of the countryside, this residence on Brighton Road is not to be missed.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 24'2" x 11'6" (7.37m x 3.51m)

Kitchen/Dining Room 15'2" x 22'8" (4.63m x 6.90m)

Utility 6'8" x 7'9" (2.03m x 2.35m)

WC 3'7" x 5'6" (1.10m x 1.67m)

Family Room / Bedroom Six 12'7" x 16'7" (3.84m x 5.05m)

Conservatory

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 15'3" x 10'10" (4.66m x 3.30m)

En-suite 6'3" x 7'5" (1.93m x 2.28m)

Bedroom Two 11'5" x 11'4" (3.49m x 3.45m)

Bedroom Three 10'3" x 11'3" (3.13m x 3.44m)

Bedroom Four 7'10" x 11'5" (2.38m x 3.49m)

Family Bathroom 5'5" 9'5" (1.67m 2.88m)



Landing

Bedroom Five/Guest Bedroom 16'9" x 12'8" (5.11m x 3.85m)

En-suite 7'1" x 5'2" (2.18m x 1.59m)

EXTERNAL

Garage 11'0" x 16'5" (3.37m x 5.02m)

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.

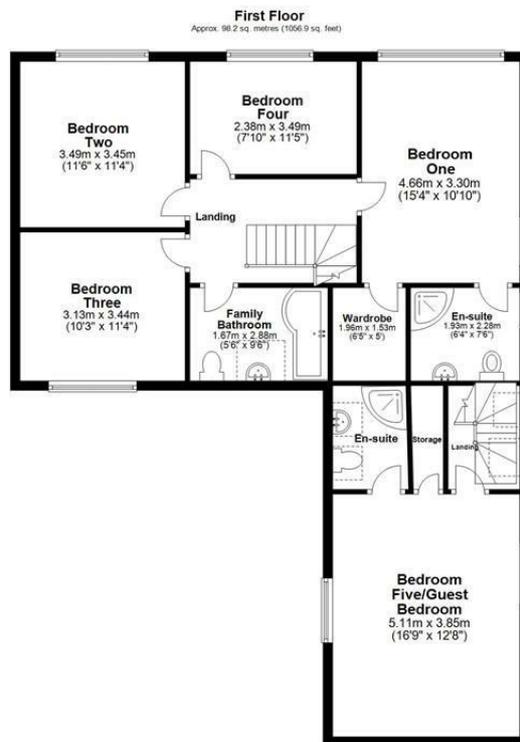
VIEWINGS

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.





Total area: approx. 241.1 sq. metres (2595.0 sq. feet)

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

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



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