



50 Main Street, Bubwith, Selby, YO8 6LT

Beautifully presented detached period home | Three well-proportioned bedroom | Exciting potential to convert the existing outside stores, subject to the necessary consents | Gated Driveway Parking | Versatile rooms offering scope to adapt to individual requirements

- Characterful & Quaint Detach Family Home
- Air Heat Source Pump System
- Council Tax Band - C
- Grade II Listed To The Front
- Three Good Sized Bedrooms
- Freehold
- Recently Renovated Bathrooms
- Gated Driveway Parking for Two Cars
- EPC - D
- Large Ground Floor Space Boasting Three Office Spaces and Outside Storage Areas

Asking Price £390,000

Jigsaw Move are pleased to welcome to the market, occupying an enviable position on Main Street in the charming village of Bubwith, this exceptional detached home offers a rare opportunity to acquire a property where timeless period character is beautifully combined with modern comfort and versatility.

Dating back to 1790, the property is steeped in history, with an attractive Grade II listed façade and an abundance of original features, including striking exposed timber beams. These characterful details give the home a wonderfully individual feel, whilst thoughtful improvements ensure it is perfectly suited to contemporary family living.

Extending to approximately 1,356 sq ft, the accommodation offers three generous bedrooms and three refurbished bathrooms being family bathroom and separate WC upstairs and downstairs WC, alongside a range of versatile reception and living spaces. Natural light flows through the home, creating a warm and welcoming atmosphere that is equally suited to relaxed family life or entertaining.

Adding further appeal is the exciting potential offered by the existing outside stores, which could potentially be converted to provide valuable additional accommodation, subject to the necessary consents. Whether used as a home office, studio, playroom, gym or guest accommodation, this offers an excellent opportunity to further enhance an already impressive home.

The versatility continues throughout the property, with a selection of rooms that can be adapted to suit a variety of lifestyles and requirements. The result is a home that offers not only character and charm, but genuine scope for the next owner to make it their own. The property has also benefitted from a damp proof course and a full new roof.

Perfectly positioned for those seeking the tranquillity and community feel of village life, this distinctive period home offers a wonderful combination of history, space, modern updates and future potential.

A truly individual property with considerable charm and flexibility — early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

GROUND FLOOR ACCOMODATION

Lounge 19'2" x 12'2" (5.84m x 3.72m)

Dining Room 12'0" x 12'3" (3.67m x 3.73m)

Kitchen 6'8" x 15'8" (2.04m x 4.77m)

Utility 5'7" x 7'5" (1.71m x 2.25m)

Play Storage Room 8'7" x 4'4" (2.61m x 1.33m)

Office 5'10" x 6'2" (1.79m x 1.87m)

Office 7'10" x 9'10" (2.39m x 3.00m)

WC 8'7" x 3'4" (2.61m x 1.01m)

FIRST FLOOR ACCOMODATION

Bedroom 1 12'1" x 12'0" (3.69m x 3.67m)

Bedroom 2 11'7" x 12'2" (3.53m x 3.72m)

Bedroom 3 6'9" x 11'9" (2.06m x 3.59m)

WC 4'4" x 2'11" (1.32m x 0.90m)

Bathroom 7'5" x 8'9" (2.26m x 2.66m)

Landing 3'4" x 6'6" (1.01m x 1.97m)

EXTERNAL

Store 7'10" x 6'9" (2.39m x 2.06m)

Store 7'10" x 4'9" (2.39m x 1.45m)



ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Hipla 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.

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.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Ground or air source heat pump

Broadband – FTTC (fibre to the cabinet)

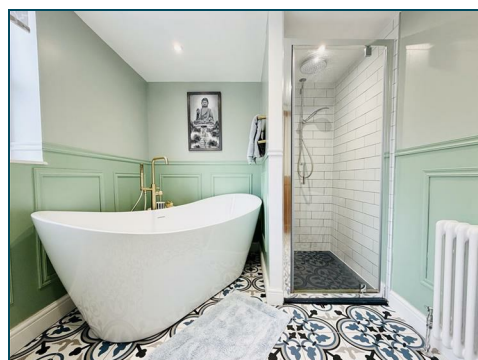
Mobile signal/coverage is good in this area

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.

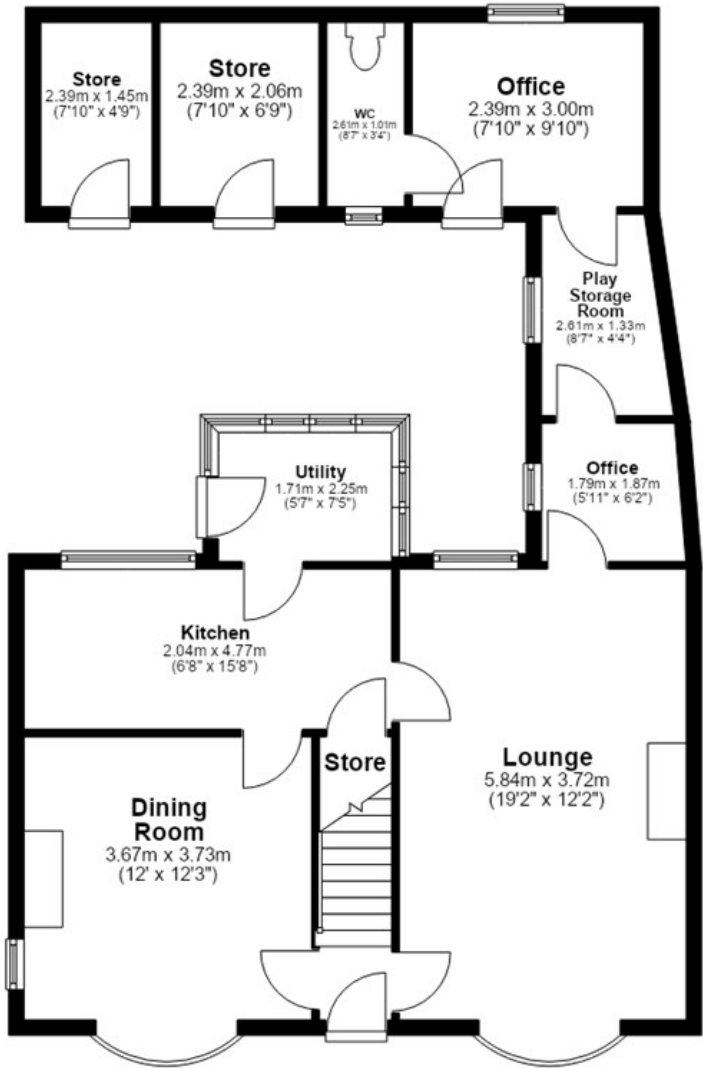
WINDOWS

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



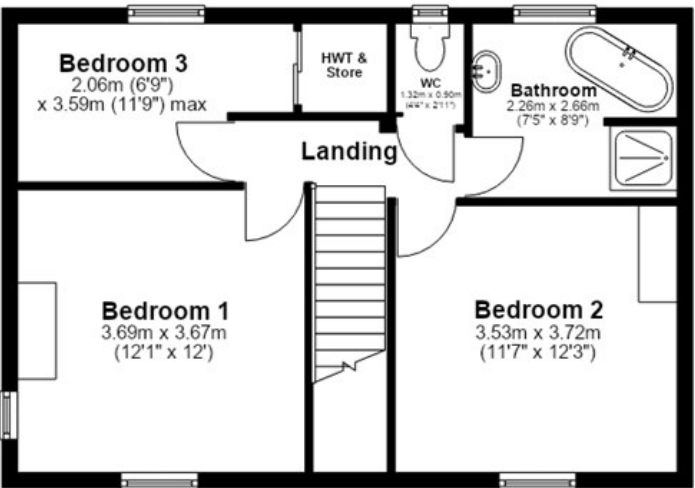
Ground Floor

Approx. 81.1 sq. metres (873.5 sq. feet)



First Floor

Approx. 50.2 sq. metres (539.9 sq. feet)



Total area: approx. 131.3 sq. metres (1413.4 sq. feet)

