

5, Highfield Road,  
Bubwith, YO8 6LY  
£300,000



#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

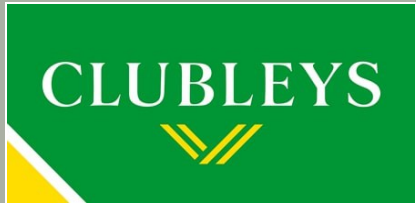
#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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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		

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

Occupying a generous plot with a private, established rear garden and ample driveway parking, this three bedroom detached bungalow offers spacious accommodation with excellent potential throughout. Internally, the property has a real sense of space, featuring a good size entrance hall, a particularly spacious sitting room, and a large kitchen/diner – all with a charming retro feel, offering a fantastic opportunity for someone to modernise to their own taste. There are three bedrooms, a family bathroom, and both front and rear porches for added practicality. Externally the property enjoys a good frontage with ample driveway parking and a detached garage, while the rear garden is a real highlight, a fantastic size, lawned and wonderfully private, with mature hedging, trees, and established shrubs creating a beautifully secluded setting. Offered with NO ONWARD CHAIN, this is a rare opportunity not to be missed. Tenure: Freehold. East Riding of Yorkshire Council BAND: C.

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**THE ACCOMMODATION COMPRISES****ENTRANCE PORCH**

PVC front entrance door.

**ENTRANCE HALL**

5.97m x 1.03m (19'7" x 3'4")

Front entrance door, two radiators, coving to ceiling and access to the loft.

**SITTING ROOM**

7.11m x 3.36m (23'3" x 11'0")

Dual aspect, three radiators, coving to ceiling, coal effect electric fire with wooden surround and mantle.

**KITCHEN**

6.00m x 3.21m (19'8" x 10'6" )

Fitted with a range of wall and base units, comprising work surfaces, stainless steel sink unit, eye level double oven, electric hob with extractor fan over. Plumbing for automatic washing machine, radiator and extractor fan.

**BEDROOM ONE**

3.34m x 3.32m (10'11" x 10'10" )

Fitted furniture (including wardrobe, bedside table and headboard), coving to ceiling and radiator.

**BEDROOM TWO**

3.35m x 3.08m (10'11" x 10'1")

Radiator and coving to ceiling.

**BEDROOM THREE**

Oil fired central heating boiler, radiator and coving to ceiling.

**BATHROOM**

3.80m x 1.48m (12'5" x 4'10" )

Three piece white suite comprising step in shower cubicle with electric shower, low flush WC and pedestal wash hand basin. Fully tiled walls, ladder style radiator and extractor fan.

**REAR PORCH**

Rear entrance door.

**OUTSIDE**

The bungalow stands on a generous plot with a good frontage, ample driveway parking, and a detached garage. The rear garden is a real highlight, a fantastic size, lawned and wonderfully private, with mature hedging, trees, and established shrubs providing a lovely, secluded setting.

**GARAGE**

4.58m x 4.80m (15'0" x 15'8")

Up and over door, with power and light.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, electricity and drainage. Oil fired central heating.

**APPLIANCES**

No appliances have been tested by the Agent.

