



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

11 VINE GARDENS, BUBWITH, NR SELBY, YO8 6LP
OFFERS IN REGION OF £425,000





SITUATION

11 Vine Gardens, Bubwith, YO8 6LP is located in this popular residential cul-de-sac in the centre of the Village of Bubwith.

Vine Gardens will be found when travelling through Bubwith on the A163 from the east by turning right in the middle of the village. The property is on the left hand side overlooking the central Green.

Bubwith is well situated on the A163 and is approximately 7 miles north west of Howden and 6 miles east of Selby.

DESCRIPTION

This spacious family house, built by the renowned local builder, Hogg the Builder, to a high standard offers accommodation briefly comprising 20ft Lounge, Dining Room, Study, Cloakroom, 19ft Breakfast Kitchen, Utility Room, 4 Good Bedrooms, House Bathroom and En-suite. Double Garage, Ample Parking and Gardens. PVCu Double Glazing. Oil Central Heating.

Inspection Recommended.



ACCOMMODATION

ENTRANCE HALL 13' 6" x 10' 5" (4.11m x 3.18m) to extremes

Having 2 PVCu double glazed windows, under-stairs cupboard, 2 central heating radiators and carpeting.

CLOAKROOM 4' 11" x 4' 1" (1.5m x 1.24m)

Having PVCu double glazed window, pedestal wash basin, W.C., central heating radiator and carpeting.

LOUNGE 20' 0" x 12' 0" (6.1m x 3.66m) to extremes

Having dual aspect of front PVCu double glazed window and rear PVCu double glazed French Doors and side panels, ceiling coving, picture rail, brick fireplace with pine effect surround and granite hearth, 3 central heating radiators and carpeting.

DINING ROOM 10' 11" x 10' 1" (3.33m x 3.07m)

Having PVCu double glazed window, ceiling coving, dado rail, central heating radiator and carpeting.

STUDY 8' 7" x 7' 5" (2.62m x 2.26m)

Having PVCu double glazed window, central heating radiator and carpeting.

BREAKFAST KITCHEN 19' 8" x 12' 0" (5.99m x 3.66m) narrowing to 8' 3" (2.44m)

Having dual aspect PVCu double glazed windows, range of fitted units comprising porcelain 1½ sink unit set in laminated working surfaces incorporating Whirlpool 4 ring ceramic hob with extractor over, integrated NEFF oven, grill and microwave, integrated NEFF dishwasher and extensive cupboards and drawers under, larder unit with built in fridge and freezer and matching wall units with under-cupboard lighting and wall tiling. 2 central heating radiators and cushion floor covering.

UTILITY ROOM 7' 7" x 5' 7" (2.31m x 1.7m)

Having PVCu double glazed window, stainless steel sink unit set in laminated working surface with cupboard and appliance space under. Potterton Statesman oil central heating boiler, central heating radiator and cushion floor covering.

STAIRCASE

Banistered staircase and landing housing airing cupboard housing cylinder with immersion heater, central heating radiator and carpeting and leading to:





MASTER BEDROOM 20' 1" x 12' 4" (6.12m x 3.76m)
narrowing to 7' 3" (2.13m)

Having PVCu double glazed window, picture rail, 2 central heating radiators and carpeting.

ENSUITE SHOWER ROOM 7' 6" x 4' 9" (2.29m x 1.45m)

Having PVCu double glazed window, shower cubicle with plumbed shower, pedestal wash basin and W.C. Part tiled walls, central heating radiator and carpeting.

2ND FRONT BEDROOM 12' 0" x 9' 2" (3.66m x 2.79m)

Having PVCu double glazed window, central heating radiator and carpeting.

3RD FRONT BEDROOM 10' 6" x 9' 8" (3.2m x 2.95m) to extremes

Having PVCu double glazed window, central heating radiator and carpeting.

4TH REAR BEDROOM 12' 0" x 10' 7" (3.66m x 3.23m)

Having PVCu double glazed window, central heating radiator and carpeting.



BATHROOM 10' 6" x 6' 0" (3.2m x 1.83m)

Having PVCu double glazed window, suite of panelled bath, vanity wash basin with cupboards under, W.C. and shower cubicle with plumbed shower. Central heating radiator and carpeting.

OUTSIDE

FRONT GARDEN

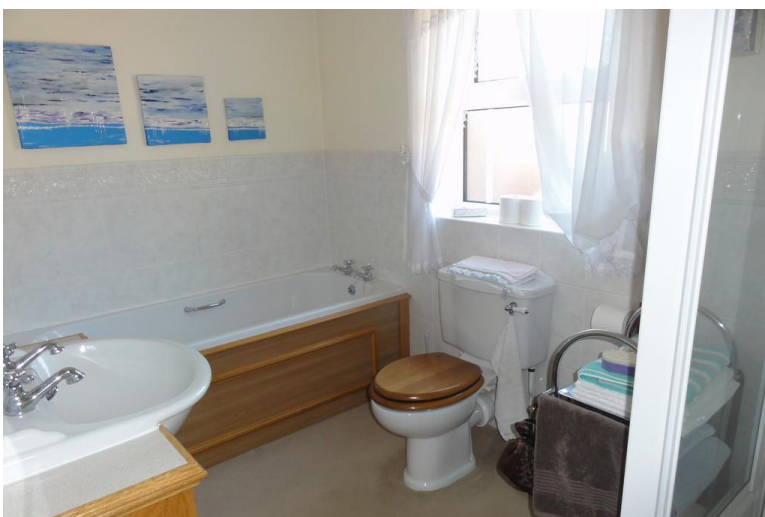
Front open plan lawn garden. N.B the front of the property enjoys views of the communal Vine Gardens Green.

GARAGE 18' 8" x 17' 11" (5.69m x 5.46m)

Side drive offering ample off road parking leads to semi-detached Double Garage with 2 roller shutter doors, one with remote, side personal door and electrics.

REAR GARDEN

Enclosed rear lawn garden with patio area and flower borders.





SERVICES

Mains water, electricity and drainage are installed.
Oil fired central heating system served by the boiler in the Kitchen.
PVCu double glazing as detailed.

None of the services or associated appliances have been checked or tested.

VIEWING

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.



PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01430 432211 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

OUTGOINGS

It is understood that the property is in Council Tax Band F, which is payable to the Selby District Council.

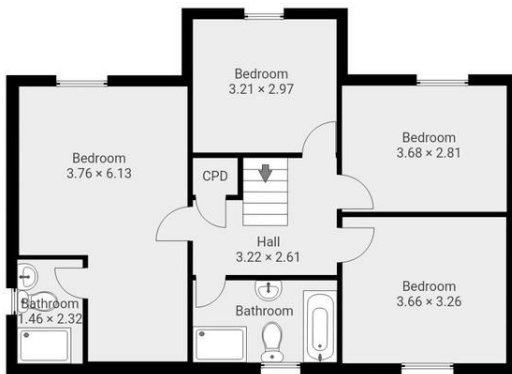
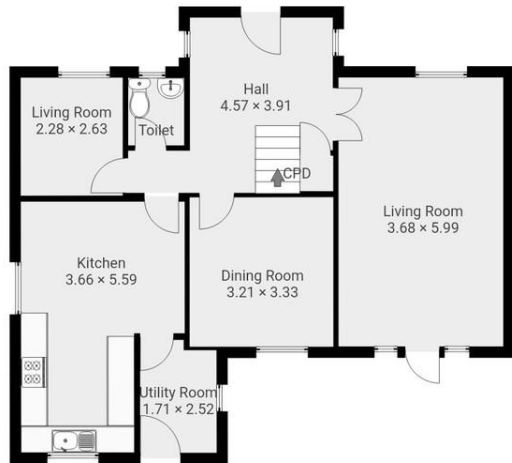
FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graph is shown.





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		