



HUNTERS[®]
HERE TO GET *you* THERE

8 Highfield Grove, Bubwith, Selby, YO8 6LG

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Offers Over £330,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this beautifully well presented four bedroom detached home situated within the popular village of Bubwith. The property benefits from LPG heating system, solar panels, electric car charger, UPVC double glazing and briefly comprises a spacious entrance hall, reception room, dining room, modern fitted kitchen, utility room and downstairs cloakroom/w.c to the ground floor. To the first floor bedroom one has en-suite bathroom, three further bedrooms and a family bathroom. To the front of the property there is a shared block paved driveway leading to an integral garage with parking for several vehicles along with a garden laid to lawn. To the rear of the property there is a generous size garden laid to lawn with patio area. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Prime edge of village location: Location and transport links: 7 miles north of Howden 5 miles from Howden Station - direct trains to Leeds, Hull and London. 9 miles from M62 with direct links to West Yorkshire and East to Hull, also via M18 to Doncaster and M1 and A1 South. 7 miles east of Selby. 14 miles south east of York. 15 minutes drive to Designer Outlet at A19/A64 junction. 25 minutes drive to Monks Cross on east side of York. Daily bus service from Bubwith to York (route 18/18A). Village primary school, feeds onto Pocklington Woldgate, Howden and Barby. Doctors surgery (sub of Holme of Spalding Moor), church, village shop (Spar) and Post Office, Indian takeaway, Jug and Bottle - award winning off-licence and delicatessen, butchers, hairdressers, pub, tennis club, Bubwith centre sports facilities, garage, Oaks Golf Club and Spa, 1.5 miles from village and Brighton airfield 1.5 miles south.

DIRECTIONS

From Selby take the A19 towards York, proceed past the village of Barby and turn right onto the A163 towards Bubwith. Proceed into the village of Bubwith and proceed onto Main Street. Continue onto Highfield Road and the property can be identified on the right hand side by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : D

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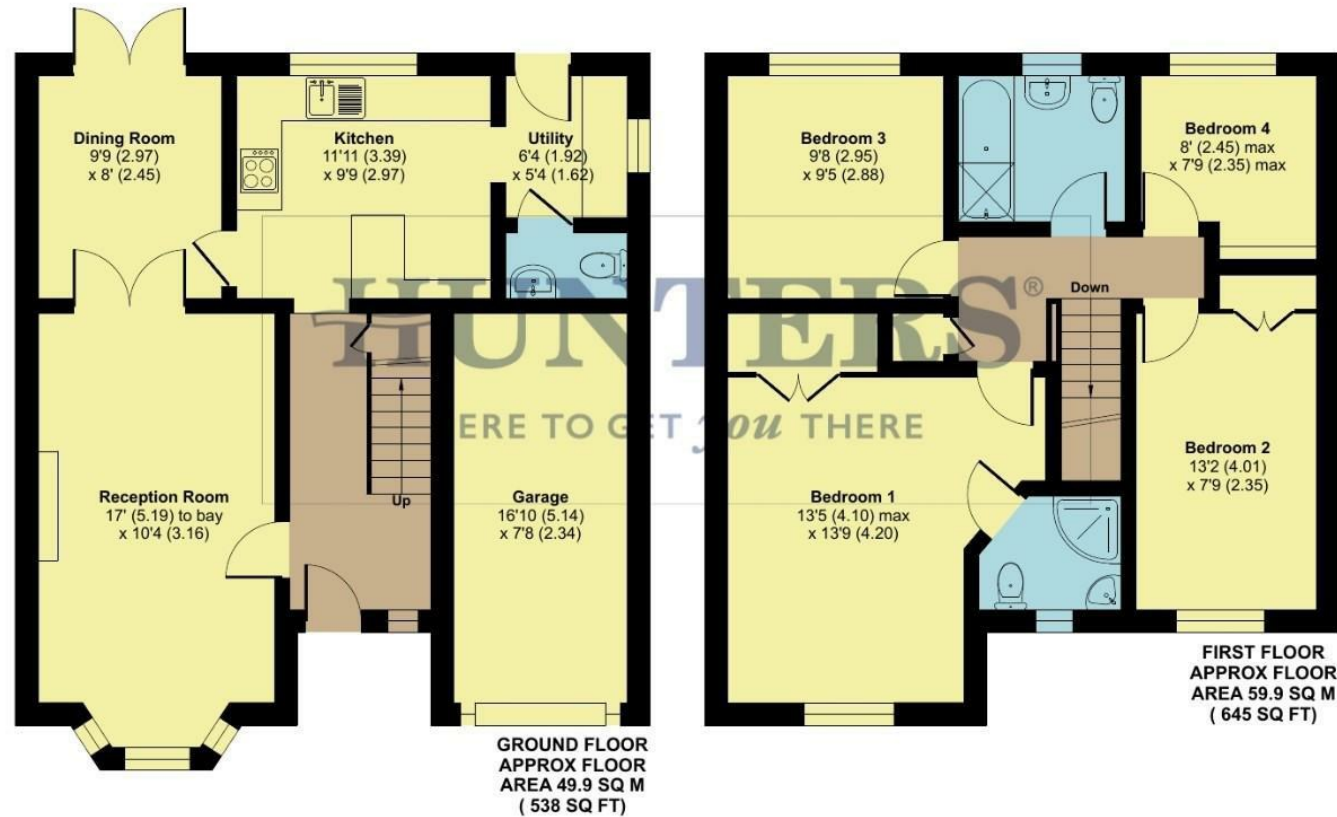


Approximate Area = 1183 sq ft / 109.9 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1312 sq ft / 121.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025.
Produced for Hunters Property Group. REF: 1236982



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	58	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		









