



HUDSON  
MOODY

**5 Colton Bridge Cottages Colton Lane, Appleton  
Roebuck, York YO23 7DU**

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Tucked away in a small hamlet in a superb rural location is this charming country cottage that has been updated to provide excellent modern accommodation, yet retains its period charm.

The house offers a large living and dining room, separate kitchen, ground floor bathroom and two double bedrooms.

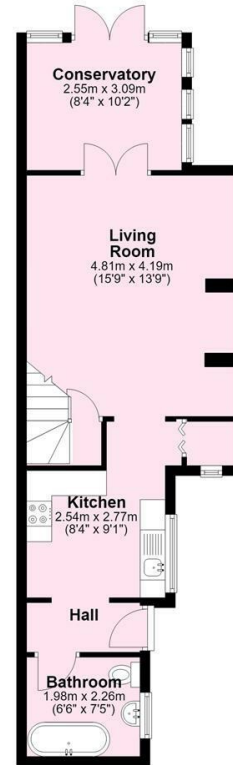
- Charming Country Cottage
- Period Features
- Ground Floor Bathroom
- Well Fitted Modern Kitchen
- Spacious Living and Dining Room with Log Burner
- Conservatory
- Large Plot and Ample Off Street Parking
- For Sale By Modern Auction - T & C's Apply
- Subject To Reserve Price and Reservation Fee
- Buyers Fees Apply

**Guide Price £200,000**

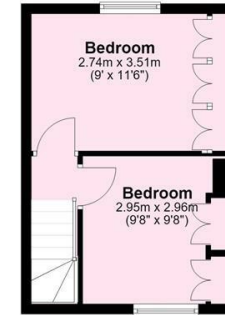
**Tenure: Freehold**

**Council Tax Band: B**

**Ground Floor**  
Approx. 39.5 sq. metres (425.0 sq. feet)



**First Floor**  
Approx. 23.1 sq. metres (248.3 sq. feet)

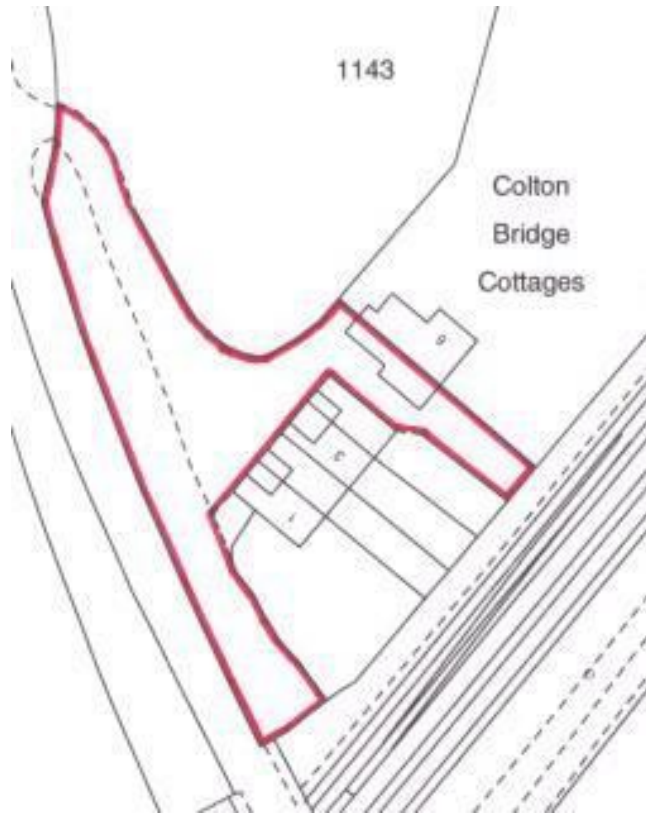


Total area: approx. 62.5 sq. metres (673.3 sq. feet)

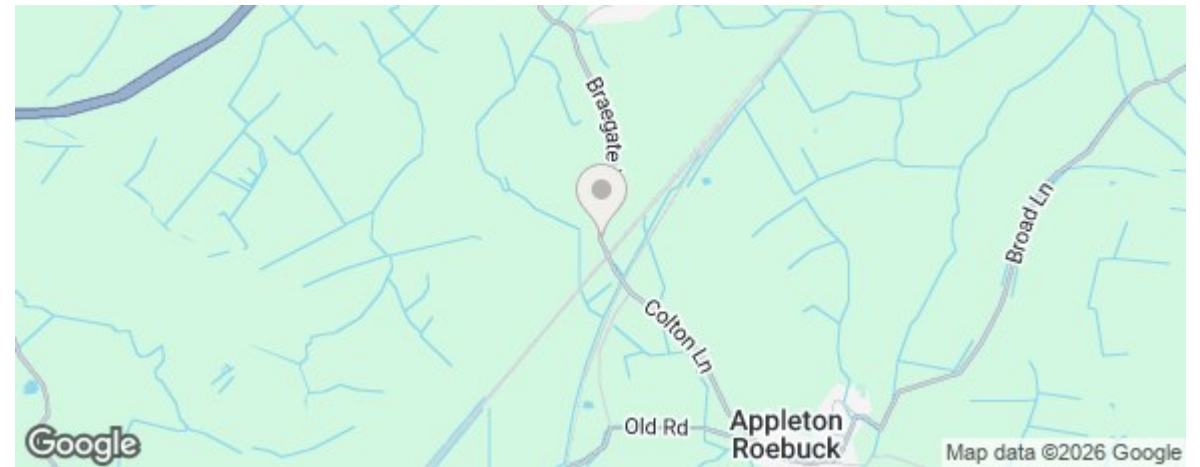
Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.  
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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**IMPORTANT NOTICE**

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**