

An aerial photograph of a residential property. In the center, there are two large, dark-roofed buildings with multiple gables and dormers, surrounded by trees and a gravel driveway. Several cars are parked in the driveway. To the right of the buildings is a large, open green field with a white van parked on a path. To the left is a paved road with a white dashed line. The background shows more green fields and a plowed brown field in the top right corner.

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**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

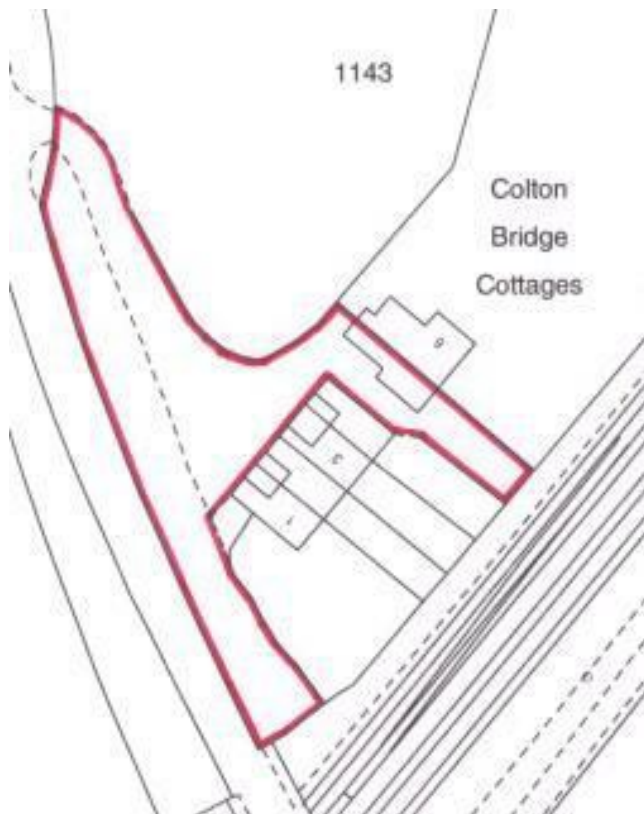
Guide Price £200,000

Tenure: Freehold

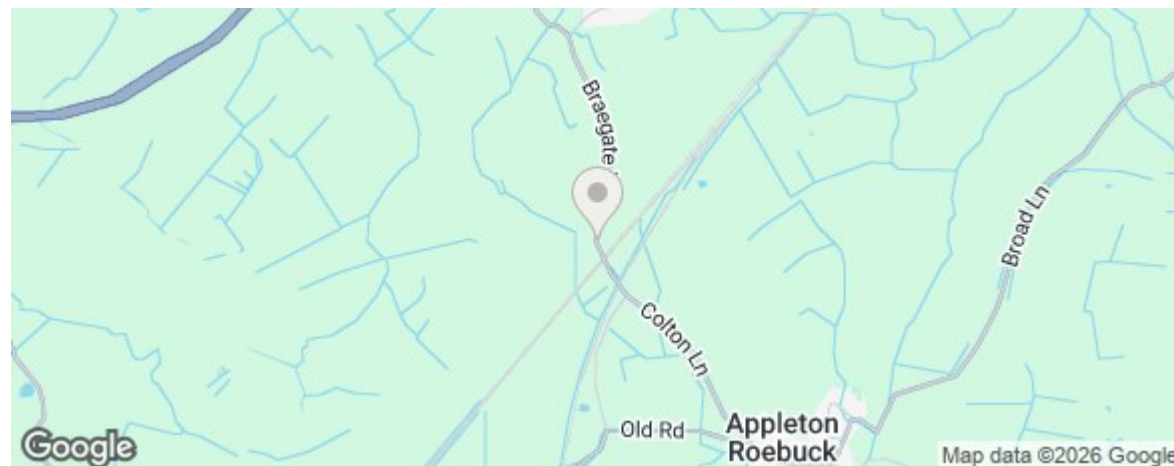
Council Tax Band: B







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		
		77
	48	
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.

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