



Cat Lane
Bilbrough, York
YO23 3PN

£795,000

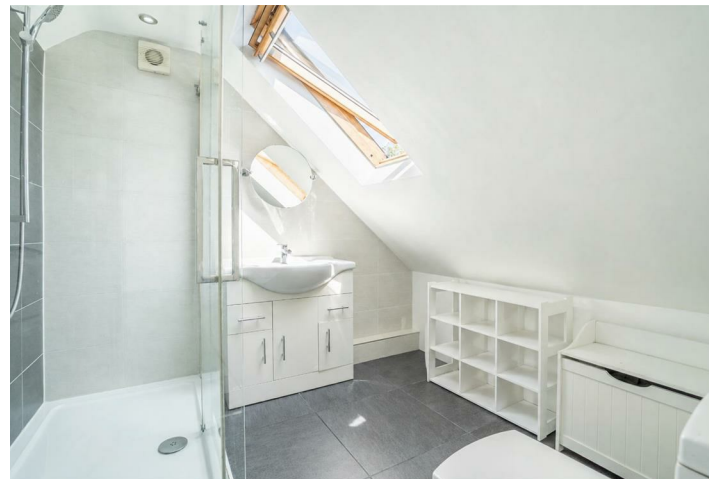


Ashtons Estate Agents are delighted to present this exceptional five-bedroom family home, offering spacious and versatile accommodation ideal for growing or multigenerational families. Beautifully positioned in the sought-after village of Bilbrough, this impressive property combines flexible living space with stunning countryside views, while remaining just a short distance from the A64 and York city centre. Bilbrough offers a welcoming village community surrounded by idyllic countryside, with scenic walks and cycle routes nearby. York, Leeds, and Harrogate are all easily accessible via excellent transport links, while a range of highly regarded schools are also close by.

The ground floor has been thoughtfully designed for modern family living and entertaining. At the heart of the home is a substantial kitchen featuring sleek wall and base units, a central island, and doors opening onto the garden. Bifold doors connect the kitchen to the snug/family room, while further bifold doors from the dining room open directly onto the gardens, creating a wonderful connection between the indoor and outdoor spaces. The generous living room adds further flexibility, allowing the home to flow beautifully while still offering more intimate reception spaces when desired.

The accommodation also includes a spacious central living room, a separate study positioned to the front of the property, and a generously sized ground floor bedroom with en-suite facilities, providing excellent lateral living options for guests, relatives, or independent family members.

To the first floor are three well-proportioned double bedrooms along with a contemporary family bathroom. Occupying the top floor is a stunning principal bedroom suite with en-suite facilities and breathtaking views across the surrounding countryside.

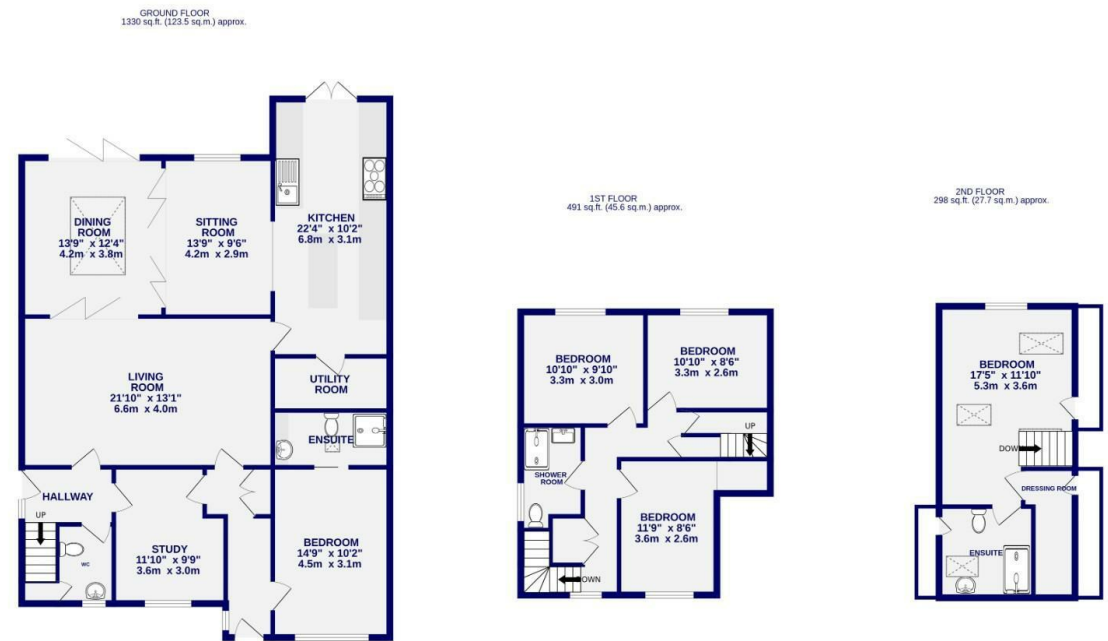




Cat Lane Bilbrough, York YO23 3PN

Freehold
Council Tax Band - F

- Exceptional Five Bedroom Family Home
- Separate Study, Three Reception Rooms And Utility
- Flexible Multigenerational Living Accommodation
- Throughout Impressive Open Plan Kitchen Living
- Bifold Doors Opening To Gardens
- Principal Suite Occupying Top Floor
- Established Gardens And Summer House
- Sought After Bilbrough Village Location
- Ample Driveway Parking
- EPC TBC



TOTAL FLOOR AREA : 2119 sq.ft. (196.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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