



2 Cat Lane, Bilbrough, York YO23 3PJ

HUDSON  
MOODY

An attractive, updated and extended cottage situated in the peaceful, rural village of Bilborough yet within easy reach of the A64 that feeds to the motorway network.

- Tastefully Updated Rural Village Home
- Combines Period Charm with Modern Living
- Spacious Living Room with French Doors to Patio
- Superb Open Plan Family Room/Kitchen with Bi-Folding Doors
- Utility Room and Ground Floor Cloakroom
- Master Bedroom with En-Suite Shower Room and Dressing Room (Potential Third Bedroom)
- Second Double Bedroom
- Excellent House Bathroom
- Garage and Large Garden with Open Aspect Views
- No Onward Chain



Total area: approx. 121.1 sq. metres (1303.6 sq. feet)

Overall measurement does not include the garage  
Plan produced using PlanUp.

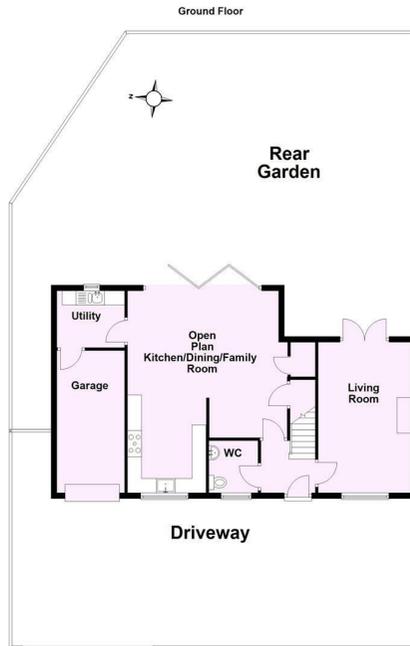
**Offers In Excess Of £530,000**

**Tenure: Freehold**

**Council Tax Band: C**







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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