





HUDSON MOODY

# 7
# Back Lane, Bilbrough, YO23 3PL




Situated in the highly sought-after village of Bilbrough, this thoughtfully extended semi-detached home offers beautifully presented and versatile accommodation, ideally positioned within easy reach of York city centre and the surrounding commuter networks.

The property is approached via a brick-set driveway with a well-maintained front garden, leading to the welcoming entrance hall, with staircase to the first floor.

To the front of the property are two spacious and versatile reception rooms, whilst to the rear lies the true heart of the home - the open-plan kitchen diner, perfectly designed for modern family living and entertaining.

The kitchen features a range of wall and base units with quartz work surfaces, complemented by integrated appliances and a range cooker with extractor hood over. A large central island with breakfast bar provides additional preparation and seating space, whilst there is ample room for a generous dining table. Bi-fold doors span the rear elevation, flooding the space with natural light and creating a seamless connection to the beautifully landscaped rear garden. Adjoining the kitchen is a practical utility area together with a further sitting room and ground floor cloakroom/WC.

To the first floor, the spacious principal bedroom benefits from its own en-suite shower room. Three further well-proportioned bedrooms are served by a contemporary family bathroom, with shower over bath/.

Externally, the property enjoys an immaculate rear garden, predominantly laid to lawn with attractive patio seating areas, providing the perfect space for outdoor dining and entertaining whilst to the front is an area of off street parking.

Bilbrough is a popular and well-connected village located to the west of York, offering an excellent balance of rural living and convenient access to local amenities. The village benefits from a highly regarded primary school, village hall, church and active community. Excellent transport links via the A64 allow swift access to York city centre, Leeds and the wider motorway network.





- Large Extended & Renovated Semi-Detached House
- Rural Village Location with Easy Access to Various Commuter Links
- Two Large Reception Rooms
- Superb Open Plan Kitchen and Dining Area with Bi-fold Doors onto Landscaped Garden
- Separate Utility Room & Ground Floor Cloakroom
- Master Bedroom with En-Suite Shower Room
- Three Further Well-Proportioned Bedrooms
- Contemporary Family Bathroom
- Driveway Parking
- Landscaped Rear Garden

**Offers In Excess Of £450,000**
**Tenure: Freehold**
**Council Tax Band: C**















*** VIEWING HIGHLY RECOMMENDED *** An immaculately presented, newly extended semi-detached house, nestled in the idyllic rural village of Bilborough, yet within easy reach of York and the A64. The house has recently undergone a complete programme of refurbishment throughout with extensions to the side and rear to create a contemporary, spacious home including a large open plan kitchen living area.



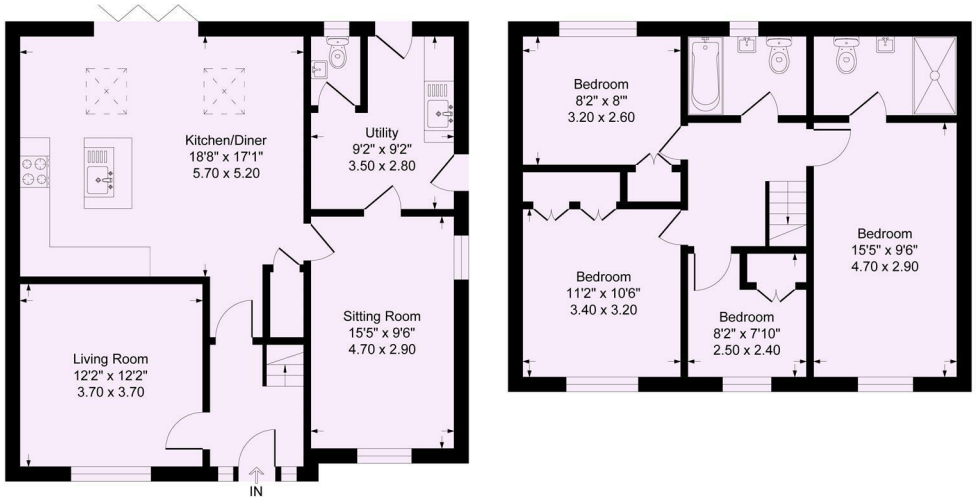






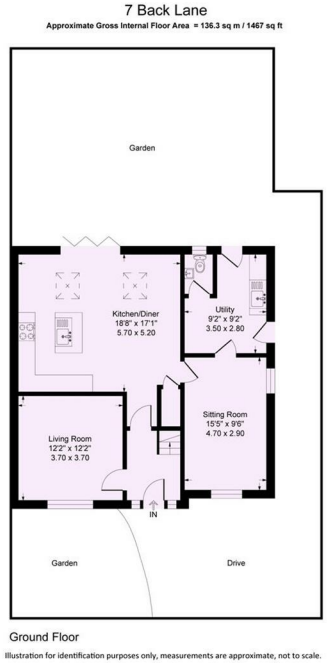
# 7 Back Lane

**Approximate Gross Internal Floor Area = 136.3 sq m / 1467 sq ft**



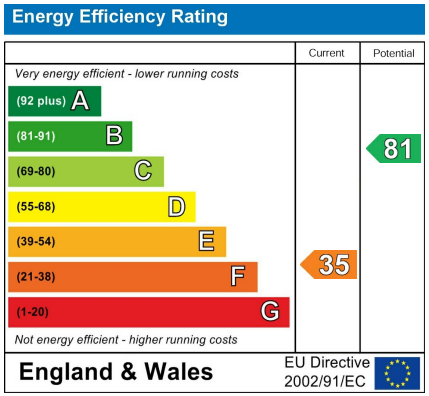

Ground Floor First Floor

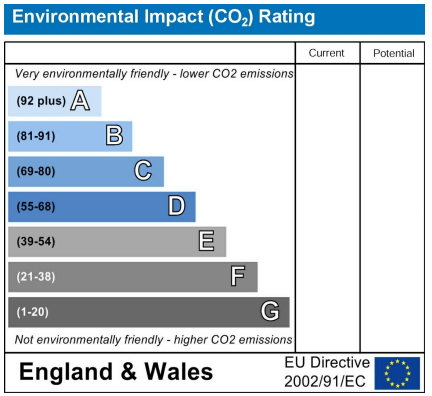
Illustration for identification purposes only, measurements are approximate, not to scale.










HUDSON MOODY

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.


**58 Micklegate**
**York**
**North Yorkshire**
**YO1 6LF**

**01904 650650**
**rosedawson@hudson-moody.com**