



HUDSON  
MOODY

Ings Cottage, Chestnut Farm Moor End, Acaster  
Malbis, York YO23 2UQ



A charming mid-terrace situated within the popular and sought after rural village of Acaster Malbis. The village lies a short distance from Bishopthorpe and is within easy reach of York city centre and the A64. The cottage retains many period features including wooden beams, exposed brick walls and latch doors yet provides superb accommodation for modern living.

- Charming Mid Terrace Barn Conversion
- Offered with No Onward Chain
- Open Plan Living / Dining / Kitchen
- Exposed Brick Fireplace with Gas Stove
- Ground Floor WC
- Two Double Bedrooms
- Single Bedroom or Office
- Enclosed South Facing Rear Garden
- Allocated and Visitor Parking
- Nearby Riverside Walks and Local Pub

**Offers Over £300,000**

**Tenure: Freehold**

**Council Tax Band:**



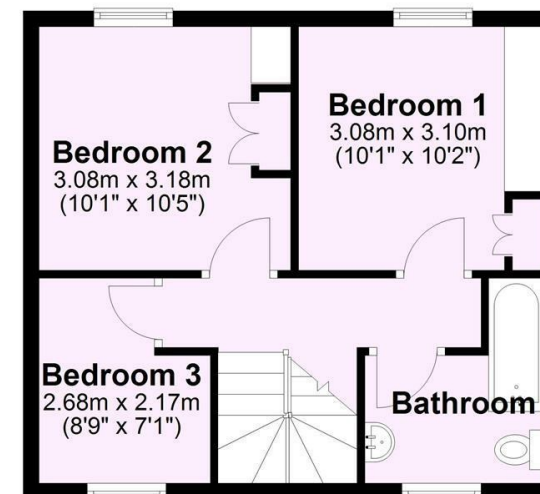
### Ground Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



### First Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



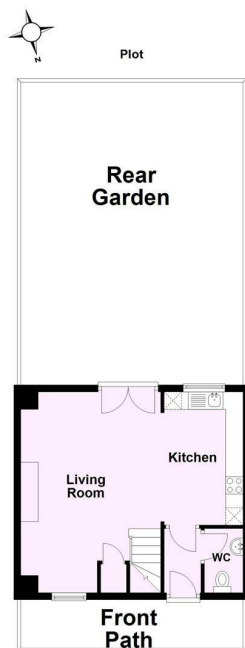
Total area: approx. 73.7 sq. metres (793.3 sq. feet)



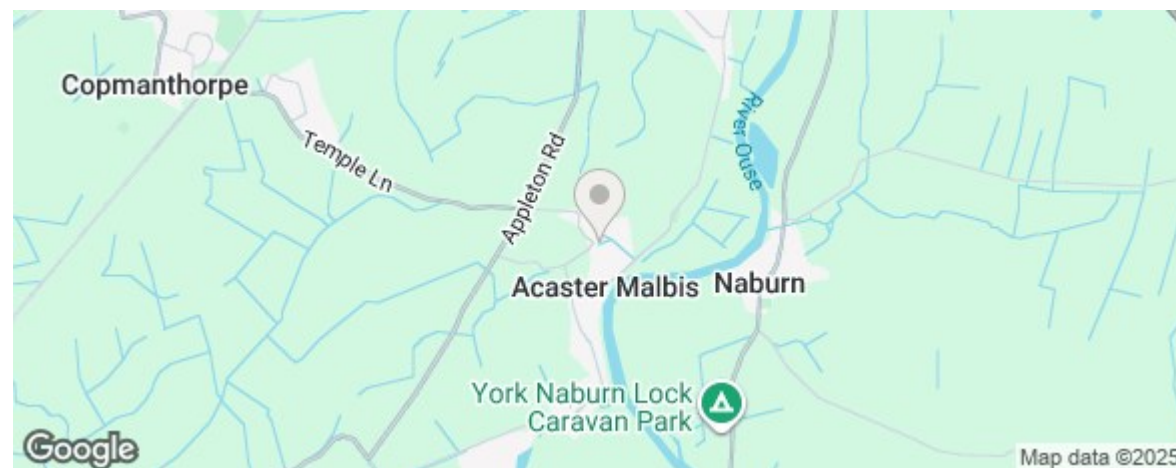








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### 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.

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