



HUDSON  
MOODY

27 Main Street, Wilberfoss, York YO41 5NN



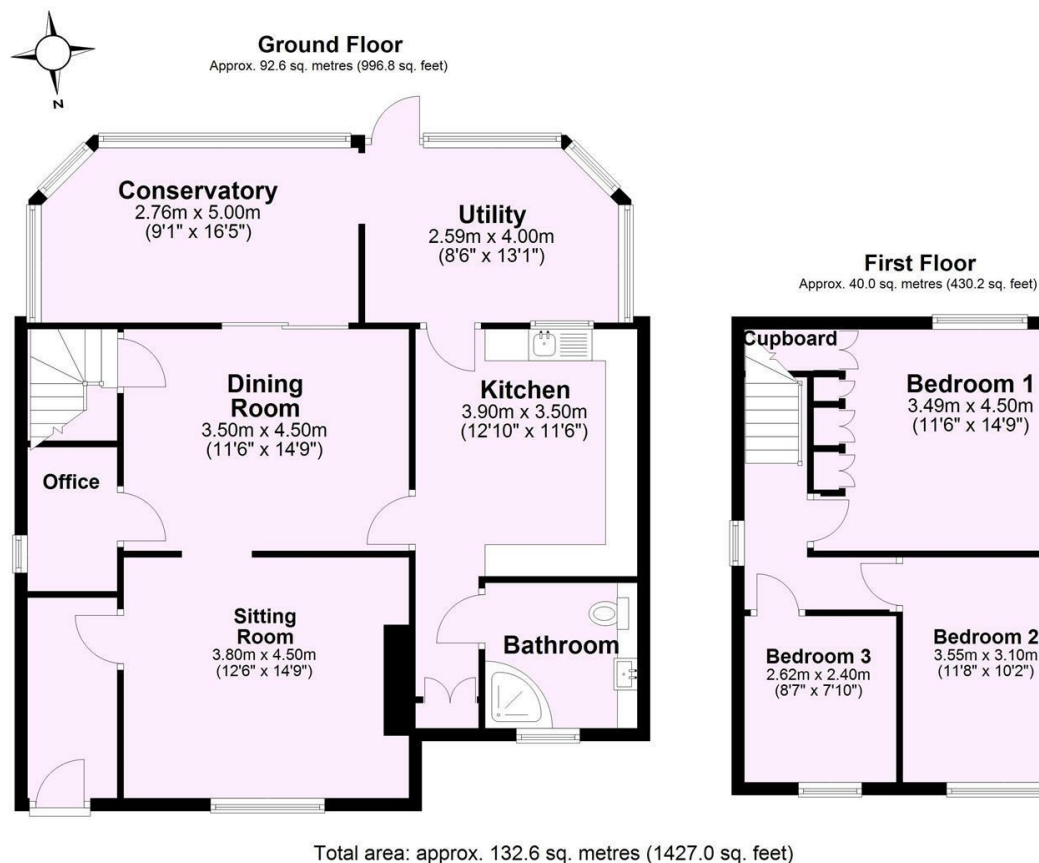
A charming 3 bedroom GEORGIAN COTTAGE with a garage which benefits from PLANNING CONSENT to be CONVERTED into ANNEXE accommodation. Complimented by LOVELY SOUTHERLY FACING GARDENS.

- 3 Bedroom Detached Cottage
- Lovely Lawned Gardens - Approx 100 ft Long
- Outbuilding/Garage with Planning Consent to Extend + Convert to Annexe Accommodation
- Highly Regarded Village Primary School + Nursery Childcare Facilities
- Great Variety of Sports Clubs. Football + Cricket Teams + Tennis Club
- Local Village Pub + Community Centre + Mini Supermarket + Butchers
- Excellent Bus Services X46 York to Hull Line + X47 Bus Route
- EPC: tbc
- Call Hudson Moody to View

**Guide Price £395,000**

**Tenure: Freehold**

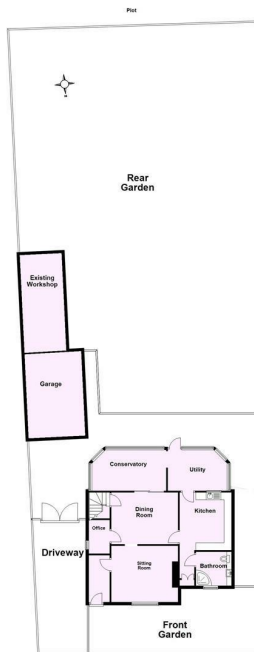
**Council Tax Band: D**



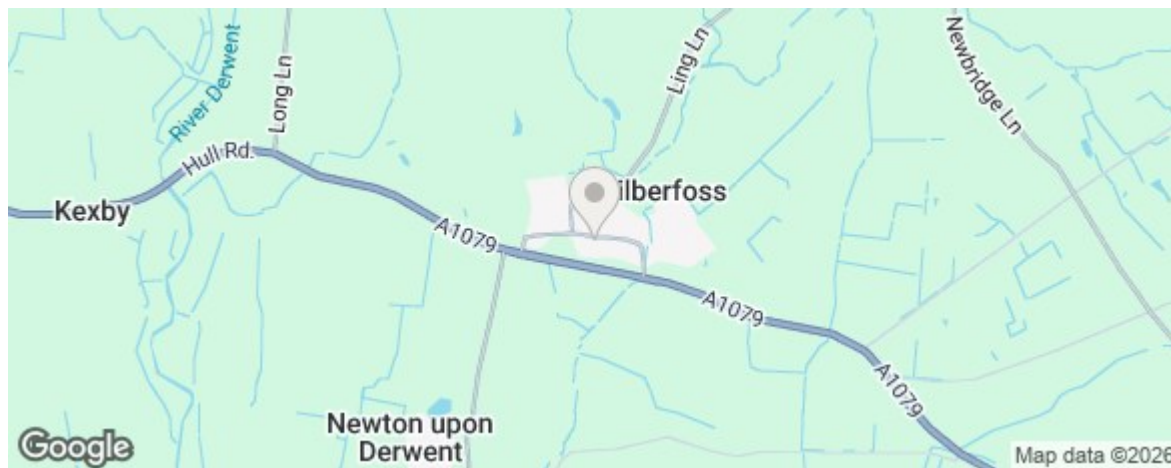








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>40</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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.

**HUDSON  
MOODY**

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