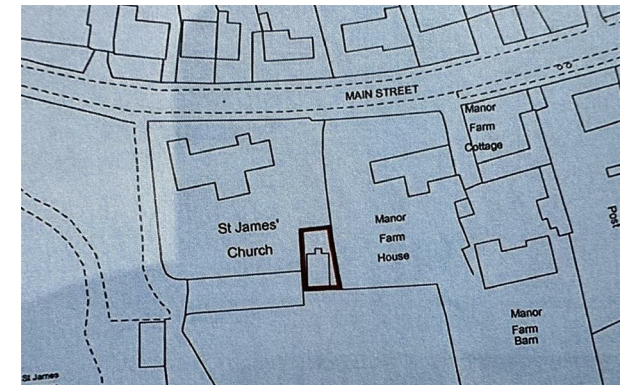


# Mark Stephenson's

ESTATE & LETTING AGENTS



## The Dissenters Chapel Main Street, Bilbrough, YO23 3PH

£45,000

- Traditionally built in 1836
- Floor area approx 700 sqft
- Extremely rare opportunity
- OPEN VIEWING 11-1pm May 2nd
- In the grounds of St James'
- Former Wesleyan Chapel
- Sought after village location
- Potential for conversion

# The Dissenters Chapel Main Street, Bilbrough YO23 3PH

**\*\*OPEN VIEWING 11-1pm May 2nd\*\*** Occupying a discreet position within the south east corner of the grounds of St James' village church, this attractive former Wesleyan Chapel offers a rare opportunity to acquire a characterful property with potential for a variety of alternative uses, subject to the necessary consents. Built in 1836 of brick in a traditional style beneath a pitched and hipped slate roof extending in all to approx 700 sqft (65 sqm) measured externally. Site area approx 1680 sqft (156 sqm)



Council Tax Band:



### General information & Location

Bilbrough lies 6 miles south-west of York surrounded by rolling agricultural land. The village offers easy access to the A64 and A1, providing excellent transport links to the rest of Yorkshire and beyond. The City of York benefits from a railway station; with trains to London's King's Cross in 1 hour 50 minutes and the city also offers excellent schooling including Tadcaster Grammar, St Peters School, Bootham and The Mount to name just a few.

Heading South West on the A64 towards Tadcaster, just after Copmanthorpe turn left at Bilbrough Top Services. Follow the road and take the immediate left sign-posted towards York (A64) and Bilbrough. Go over the bridge and at the junction turn right towards Bilbrough. Continue to follow Redhill Field Lane until you reach Bilbrough village which is signposted and within a 30 mph zone. Once in Bilbrough take the first left onto Main Street. Proceed as far as the the village church of St James', through the hand gate access is given to The Chapel straight ahead.

### Property information

Located in the South East corner of the grounds of St James' church.

Built in 1836 (date stone on the West elevation) of brick beneath a pitched and hipped slate roof.

Extending in all to approx 700 sqft (65 sqm) measured externally. Site area approx 1680 sqft (156 sqm)

Two windows on the West elevation and two at the East side, all currently boarded from the inside.

Entrance area, open plan main former chapel area, internally boarded walls and floor to ceiling height of approx 13 ft 6 (4.11 m)

Attached brick store on the east side, externally accessed beneath a pantile roof.

Small area of outside space/potential garden at the front which extends to the left/East side in post and rail fencing. There is no garden to the rear.

Low stone walled boundary at the front, low brick wall along the side (West) boundary.

An established public footpath runs through the grounds of the property from village Main Street along the West side of the building and beyond.

### Services

Mains electricity

No drainage

No gas

No water.

Local authority/planning

North Yorkshire Council 0300 131 2 131

The property is to be sold "as is" and not subject to planning.  
Any enquiries regarding potential change of use should be made by  
interested parties to the local authority should they so wish.

Energy Performance Certificate  
EPC exempt.





## Directions

Once in Bilbrough take the first left onto Main Street. Proceed as far as the the village church of St James', through the hand gate access is given to The Chapel straight ahead.

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

