



Shirbutt Lane, Hessay, York, YO26 8JT

- No Onward Chain
- Flexible Living Accommodation
- Attractive Garden
- Five Bedrooms
- Sought After Village Location
- Council Tax Band G

Asking Price £675,000

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DESCRIPTION

Set in the charming and sought-after village of Hessay, this spacious five-bedroom detached family home offers versatile living accommodation.

The property is well-presented throughout and offers a generous layout. The ground floor comprises a bright and welcoming living room, a formal dining room, a light-filled sun room, and a well-appointed kitchen. A convenient W.C. is also located on this level.

A real highlight of the ground floor is the fifth bedroom, complete with its own en suite shower room, making it ideal for guests whilst also offering the potential for a variety of different uses.

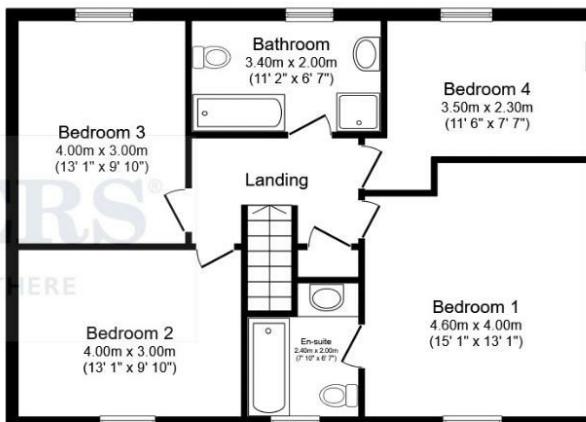
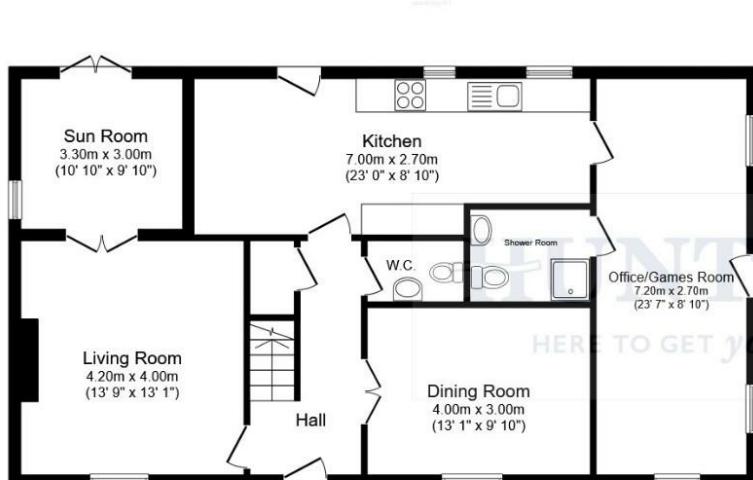
To the first floor, you'll find four good-sized bedrooms, including a principal bedroom with en suite bathroom, and a family bathroom featuring a four-piece suite.

Externally, the property benefits from a lawned front garden, driveway parking, and side access to a private rear garden, perfect for outdoor entertaining or relaxing in a peaceful setting.

Located less than three miles drive from York and with easy access to major road links, this home offers the perfect blend of village life and convenience.







Total floor area 164.7 sq.m. (1,773 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.