



**Granary Cottage Roecliffe Court, Hessay, York YO26
8LD**

HUDSON
MOODY

Situated in an attractive rural village, just off the A59 and close to Upper Poppleton, you will find this smartly presented detached house that offers superbly spacious ground floor living accommodation and three double bedrooms. The house stands on a corner plot with attractive gardens, single garage and enclosed off street parking.

- Immaculate Detached House
- Rural Village Near York
- Two Reception Rooms
- Impressive Kitchen with Appliances
- Ground Floor WC and Utility Area
- Master Bedroom with En-Suite Shower Room
- Additional Two Double Bedrooms and House Bathroom
- Integral Single Garage and Off Street Parking
- Enclosed Private Gardens
- No Onward Chain

Guide Price £500,000

Tenure: Freehold

Council Tax Band: E

Granary Cottage

Approximate Gross Internal Area = 107.9 sq m / 1160 sq ft
Garage = 14.4 sq m / 154 sq ft
Total = 122.3 sq m / 1314 sq ft

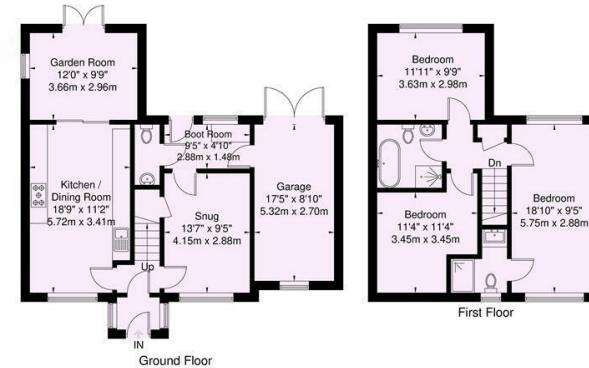
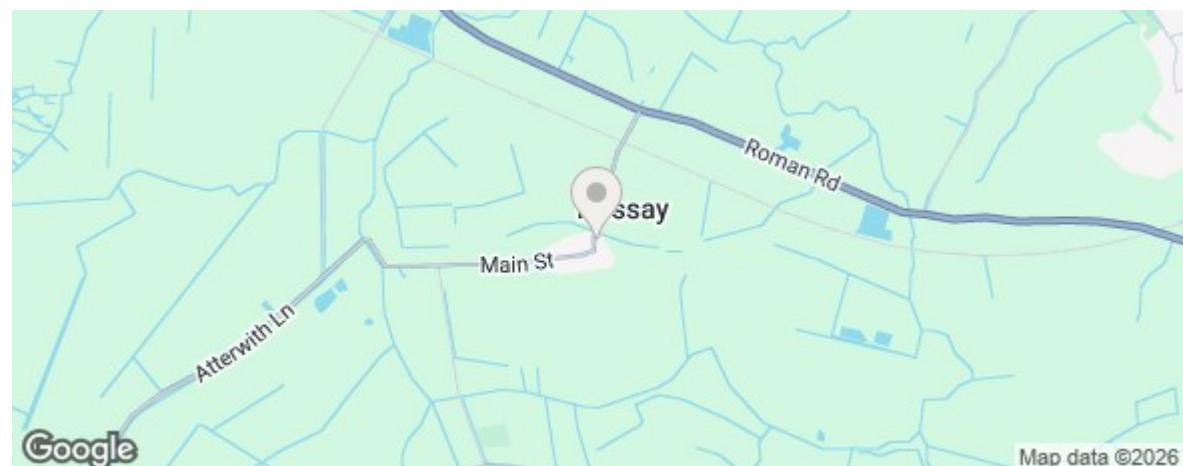
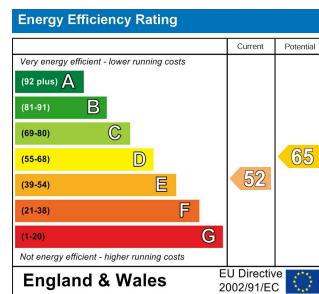
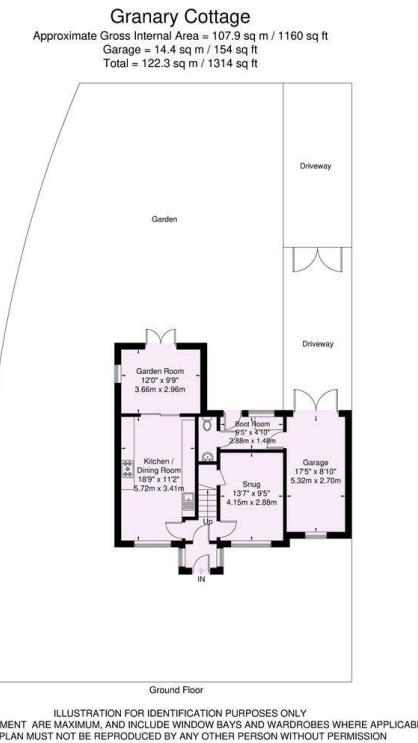


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in 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.
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