



HUDSON
MOODY

Orchard House Shirbutt Lane, Hessay, York YO26

8JT

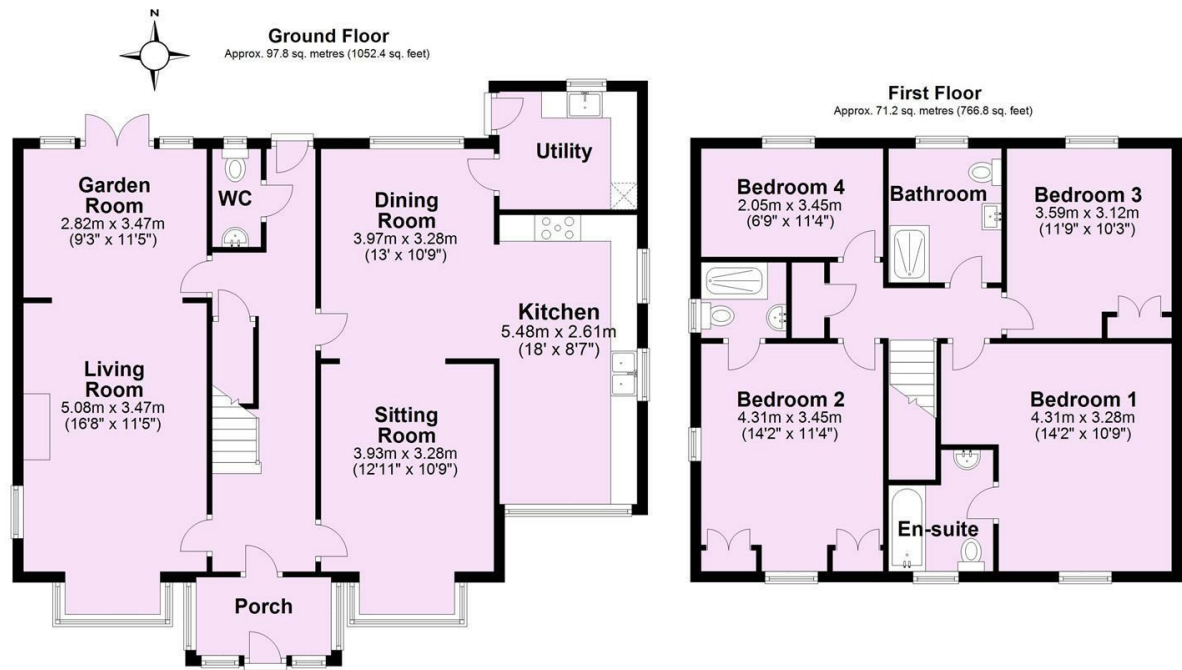
*** VIEWING HIGHLY RECOMMENDED *** An impressive and beautifully presented MODERN FOUR BEDROOM DETACHED HOUSE situated in an enviable location along a quiet country lane on the edge of the small village of Hessay. This attractive, predominately residential village lies close to the A59 and is within easy reach of local shops and facilities nearby in Upper Poppleton with more extensive amenities at both Clifton Moor Retail Park and York city centre.

- Impressive Modern Detached Home in a Rural Village Location
- Open Plan Accommodation
- Living Room leading to Garden Room
- Sitting Room leading to Dining Area
- Beautifully Appointed Kitchen
- Separate Utility Room and Ground Floor WC
- Two En-Suite Double Bedrooms
- Two Additional Bedrooms
- Family Bathroom
- Extensive Lawned Garden, Off Street Parking and Separate Orchard

Guide Price £800,000

Tenure: Freehold

Council Tax Band: E

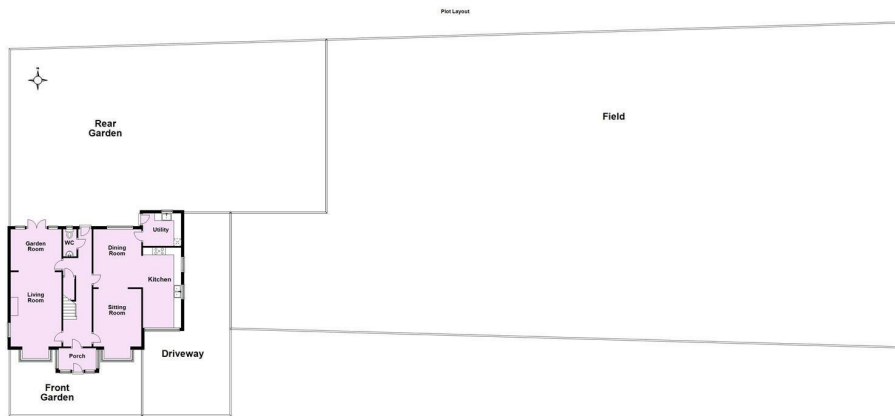


Total area: approx. 169.0 sq. metres (1819.2 sq. feet)

For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	64
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 789999

property@hudson-moody.com