



## Main Street, Hessay, York £290,000

A beautiful period cottage in a pretty village west of York offering great access to the city centre, Harrogate and the A1. This is a lovely home is perfect for young professionals and small families.





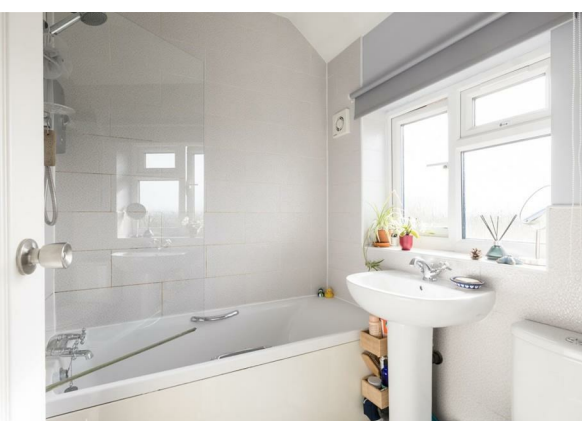
Providing well presented and modernised accommodation, yet full of character, the property offers an opportunity to enjoy a lovely home in a peaceful setting with brilliant garden and far-reaching countryside views.

The property is entered through a front porch into the welcoming entrance hall, with doors leading to the ground floor living spaces. A spacious yet cosy living room has an inviting feel and character features including coving, wood flooring and a working log burner. Patio doors open from the living room onto the rear garden, ideal for summer days.



A stunning Shaker-style kitchen elevates the homey and country feel within the property and comprises a range of fitted wall and base units with wooden worksurfaces and plenty of storage space. Integrated appliances include oven with electric hob and concealed extractor hood, dishwasher, sink with mixer tap over and leaves space and plumbing for fridge freezer. There is also ample space for a good-sized dining table with chairs, perfect for hosting dinners. The dual-aspect kitchen also has a useful pantry cupboard and stable door leading out to the serene garden.

To the first floor are three generous bedrooms and a family bathroom. The master bedroom sits to the front of the home and presents a spacious double room with convenient fitted storage. A second bedroom also offers a double room and is currently utilised as a home office/guest bedroom. The third bedroom is a generous sized room and currently acts as a nursery, sitting to the rear of the home with stunning field views.



A modern family bathroom comprises a panel bath with electric shower over, pedestal hand wash basin, low flush WC and heated towel rail.

Externally, the property has a driveway offering off-street parking and a well-manicured front lawn. The rear garden is mainly laid to lawn and boasts a lovely patio area for al-fresco dining. Currently housing a chicken run, the garden is a lovely peaceful space with far-reaching picturesque views over the adjoining farmer's fields. A brick outbuilding offers brilliant garden storage.



This is a beautiful home with amazing features, nestled in a sought after quaint location and is perfect for a range of buyers including couples and young families. An early viewing is advised.

Hessay is a charming village located just a few miles away from the historic city of York, offering a peaceful rural setting with excellent transport links. Surrounded by countryside, Hessay combines a tranquil village atmosphere with easy access to local amenities and is a lovely place to call home.

Tenure: Freehold

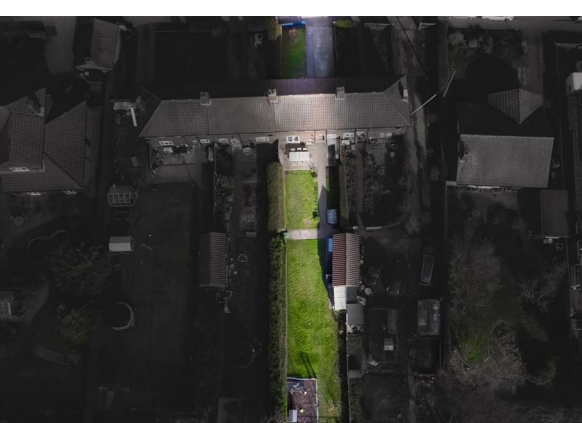
Services/Utilities: Electricity, Water and Sewerage are understood to be connected. Oil Central Heating

Broadband Coverage: Up to 1600\* Mbps download speed

EPC Rating: D

Council Tax: B - City of York

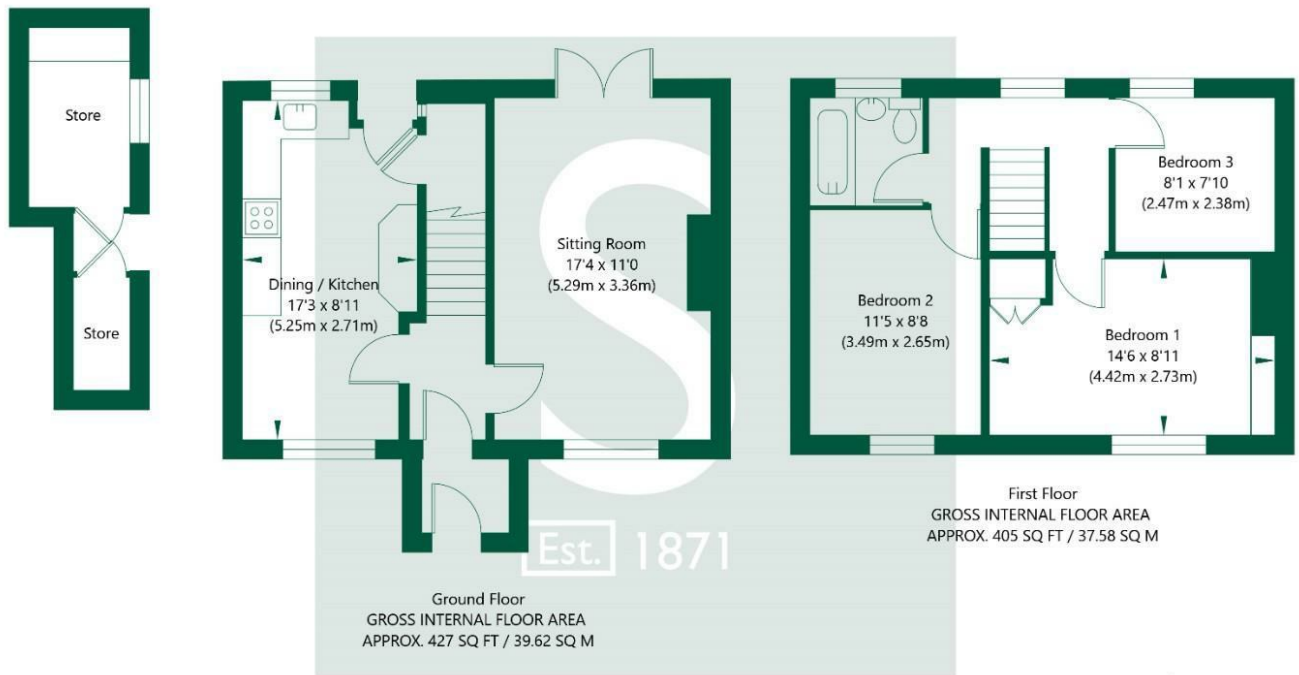
Current Planning Permission: No current valid planning permissions



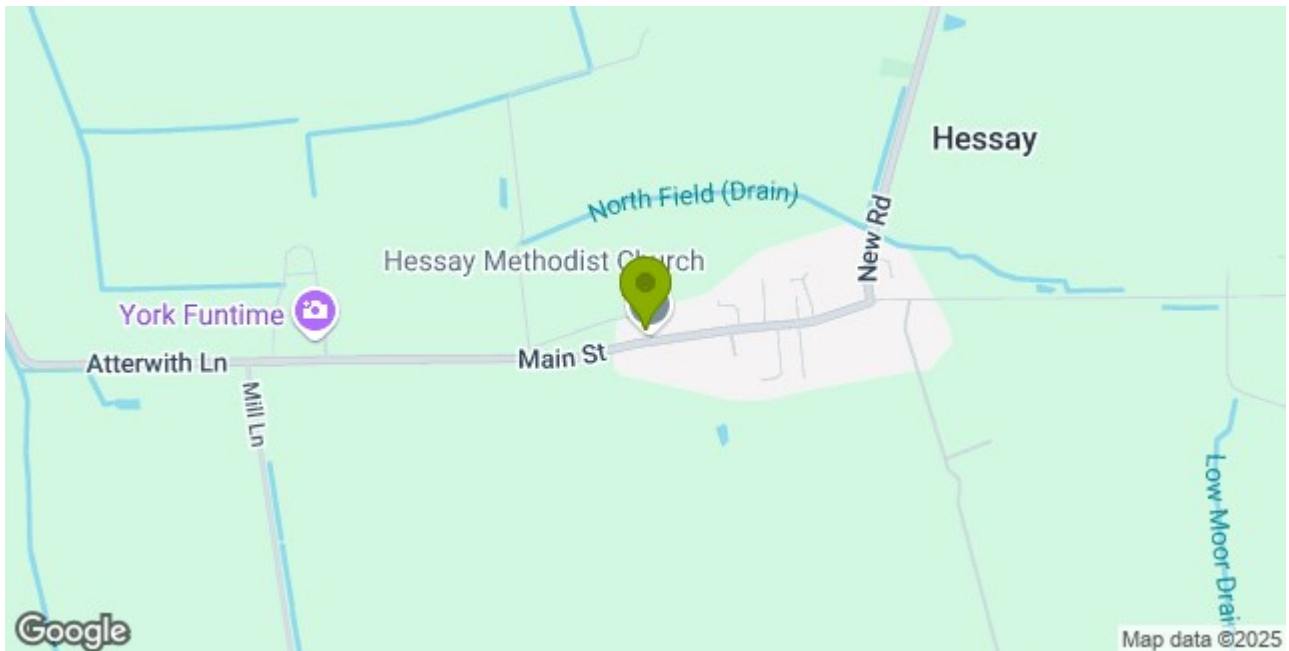
Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.

Main Street, Hessay, York, YO26 8JR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 832 SQ FT / 77.2 SQ M - (Excluding Outbuilding)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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