



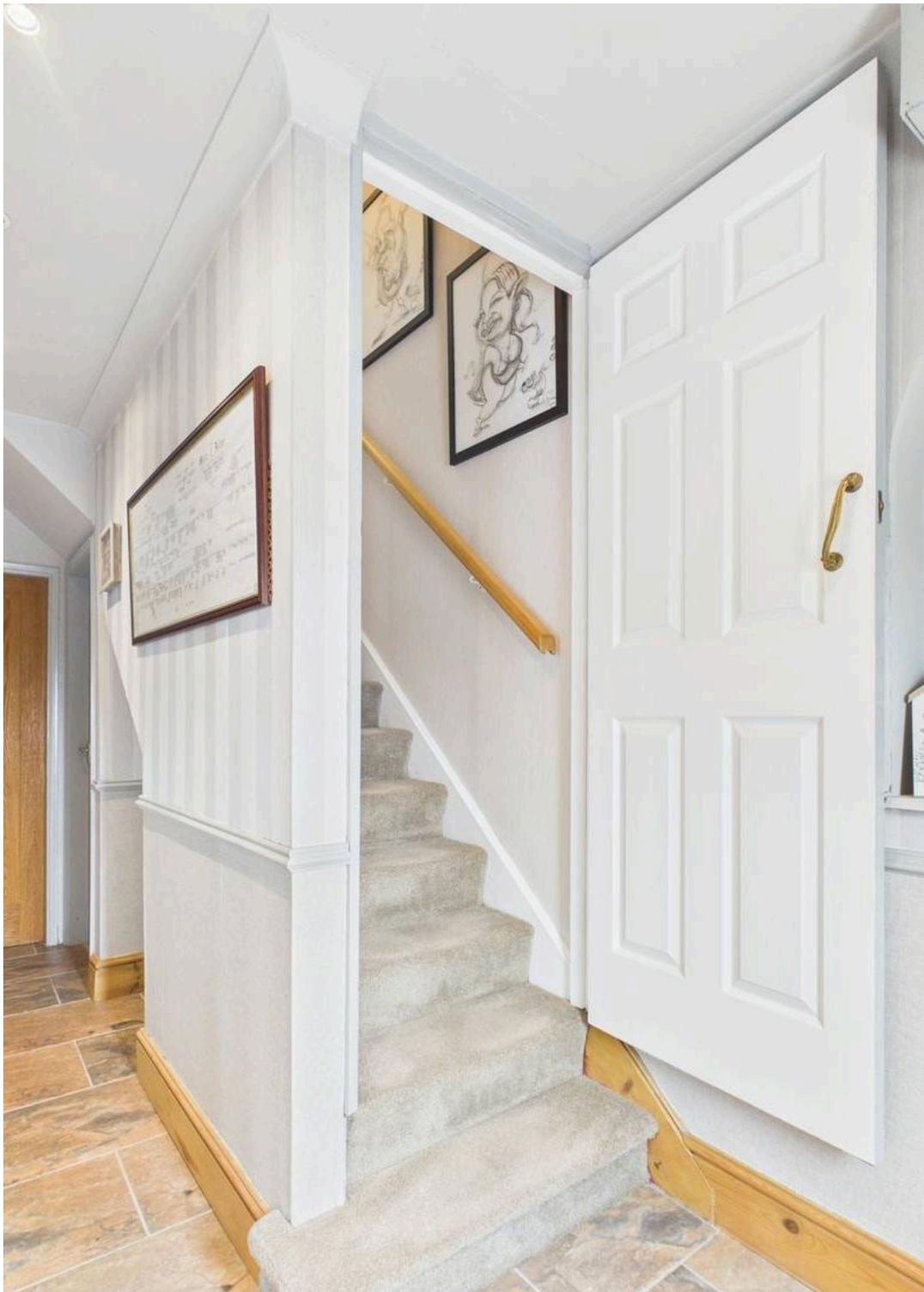
Main Road, Hirst Courtney, YO8 8QP

In Excess of **£325,000**





- Extended Four bedroomed Semi-Detached House
- Driveway Parking and Garage
- 135 Sq.M/ 1459 Sq. Ft.
- North East Facing Rear Garden
- FREEHOLD
- Brick Built Construction
- Air Source Heat Pump and Solar Panels/ Mains Electricity/ Wood Burning Stoves
- Mains Water/ Septic Tank
- EPC Rating 'C' (74)
- Council Tax Band 'C'



Welcome to Main Road, Hirst Courtney a fabulous extend four bed roomed semi-detached house offering semi-rural country life with beautiful views to the front and rear. This house oozes charm and warmth and the present owners have done a fantastic job of making it feel welcoming the moment you enter through the front door.

The front door leads into the entrance hallway with doors straight ahead leading to the cloak room with wash basin, access into the tandem garage and clever down stairs toilet under the stairs.

The lounge is to the left of the hallway and would have originally been living/dining room but is now a spacious room for all of the family to pick their favourite arm chair. There is also a wood burning stove creating ambiance and warmth within this delightful room.

From the lounge you enter the kitchen extension which has been designed to perfectly suit the cottage style feel of this home. There are plenty of cupboards for storage and work surfaces for preparation there is also a dining area with doors out into the rear garden which makes this room work for modern lives. There is also another wood burning stove in the kitchen.

From the kitchen you also have a useful utility plumbed for washing machine and dishwasher also with door out into the rear garden.

Upstairs to the first floor you will find four well proportioned bedrooms, the impressive master at the front of the house has built in wardrobes and modern tiled shower room en-suite.

There is also a family bathroom in the extension with bath (shower over), toilet and sink.

To the rear of the property is the impressive garden with patio and lawned areas as well as shrub beds for plants. There are rural views beyond the boundary fence to truly feel like you have escaped the hustle and bustle of busy life.

To the front gates lead into the drive way with space for several cars as well as access to the tandem garage.

We expect this property to be popular so call and view today.

Important Information

- The septic tank was last emptied in February 2026 – The drains for septic tank are shared with numbers 4 and 6.
- The solar panels are owned by the current owners and maintained by a shade greener for a yearly fee – find out more information here www.ashadegreener.co.uk with a payback via EON once a quarter.
- There are also thermal solar panels for hot water
- The extension was carried out in 1991 to provide double garage, bedroom, bathroom, dining room and kitchen.
- New windows and doors fitted 2006.

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

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All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

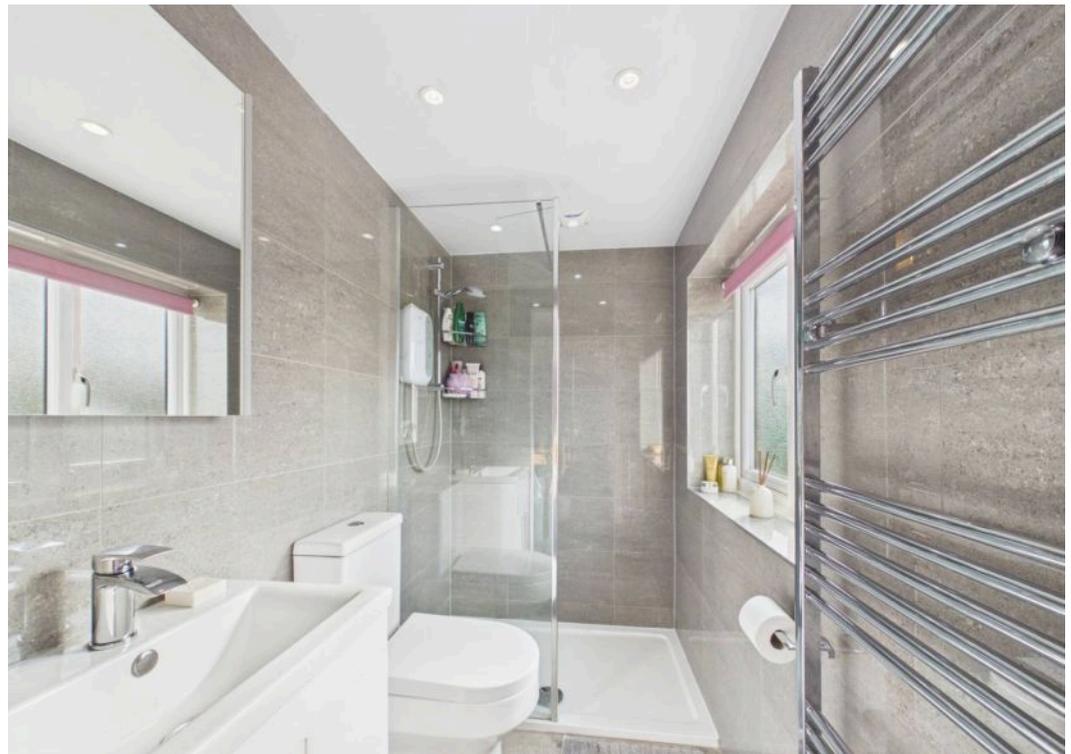
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955

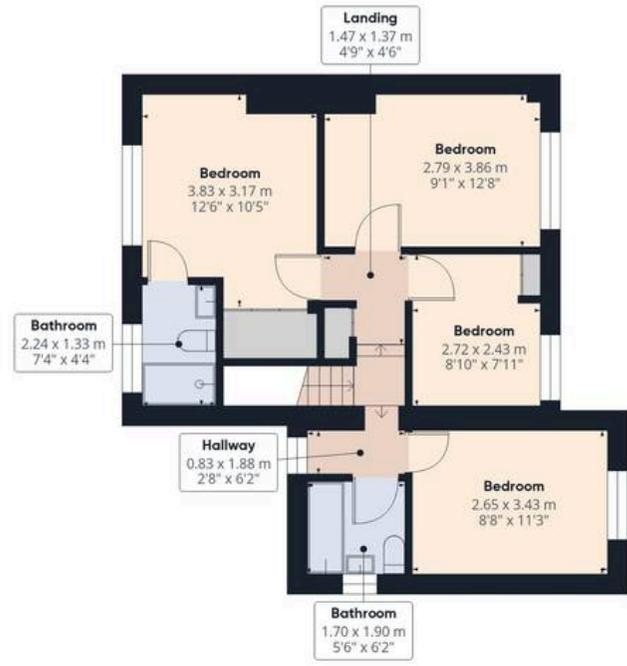








Ground Floor



Floor 1



Approximate total area⁽¹⁾

135.6 m²

1459 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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JP Harll

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