



## Shirbutt Lane, Hessay, York, YO26 8JT

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

**Asking Price £600,000**



# Shirbutt Lane, Hessay, York, YO26 8JT

## DESCRIPTION

Set in the charming and highly sought-after village of Hessay, this spacious five-bedroom detached family home offers versatile and well-presented accommodation just a short drive from York. The property provides an excellent layout for modern family living, with generous reception spaces and the flexibility to suit a range of lifestyles, including multi-generational living or home working.

The ground floor features a bright and welcoming living room, a formal dining room, a light-filled sun room and a well-appointed kitchen, along with a convenient W.C. A standout feature is the fifth bedroom with its own en suite shower room — ideal for guests, extended family or use as a private office or hobby room.

To the first floor are four good-sized bedrooms, including a principal bedroom with en suite bathroom, alongside a family bathroom with a four-piece suite.

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

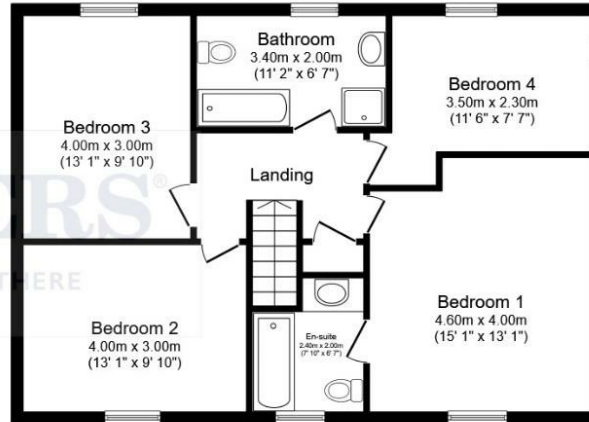
Located less than three miles from York and offering excellent access to major road links, this home provides the perfect balance of village living and everyday convenience, making it an appealing opportunity in one of the area's most desirable rural communities.







**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

### Viewings

Please contact [york@hunters.com](mailto: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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.