



HUDSON  
MOODY

Barn Cottage Main Street, Hessay, York YO26 8JR

A three bedroom, detached family home with garage, parking and an attractive garden. Situated in the picturesque village of Hessay, lying to the West of York city centre.

- Beautifully Appointed Living Room With Log Burner Style Gas Stove
- Superb Open Plan Family Room with Kitchen, Dining and Sitting Area
- Contemporary Shaker Style Kitchen with Range Cooker
- Entrance Hall and Ground Floor WC
- Principle Bedroom with En-Suite Shower Room
- Two Further Good Sized Bedrooms
- Family Bathroom
- Garage Divided into Two Storage Areas
- Off Street Parking Space
- Delightful Low Maintenance Garden

**Guide Price £450,000**

**Tenure: Freehold**

**Council Tax Band: E**

**Main Street, Hessay, YO26**

Approximate Gross Internal Area = 103.6 sq m / 1115 sq ft  
 (Excluding Restricted Use Area)  
 Restricted Use Area = 0.7 sq m / 7 sq ft  
 Garage / Store = 15.2 sq m / 164 sq ft  
 Total = 119.5 sq m / 1286 sq ft



illustration for identification purposes only. measurements are approximate, not to scale  
 Pursuant to RICS Property Measurement 2nd Edition  
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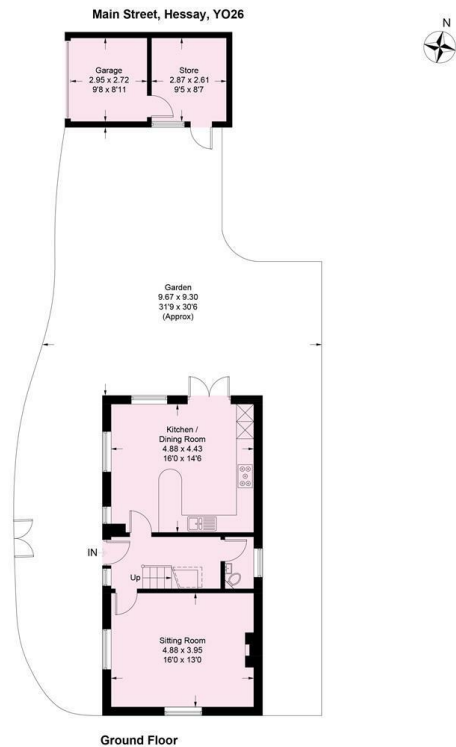


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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**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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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