



## Main Road , Hirst Courtney, YO8 8QT

**£375,000**

Nestled in the tranquil village of Hirst Courtney, Selby, this charming detached house offers a perfect blend of comfort and space. Set on a generous half-acre plot, the property boasts a delightful garden, providing ample room for outdoor activities and relaxation.

Inside, the home features two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The layout is both practical and welcoming, ensuring that every corner of the house feels like home. With three well-proportioned bedrooms, there is plenty of space for family members or guests, making it a perfect choice for those seeking a peaceful retreat.

The property also includes a well-equipped workshop, catering to hobbyists or those in need of additional storage space. The serene surroundings of Hirst Courtney enhance the appeal of this residence, offering a peaceful lifestyle while still being conveniently located for local amenities.

This delightful home is perfect for families or individuals looking to escape the hustle and bustle of city life, while still enjoying the comforts of modern living. With its spacious interiors and beautiful outdoor space, this property is a rare find in a picturesque village setting. Don't miss the opportunity to make this charming house your new home.

### Viewing

Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.

- \*\* CHAIN FREE \*\*
- c0.52 of an Acre Plot
- Stunning Workshop
- Driveway Parking
- Stunning Gardens
- 3 Bedrooms
- Attached Garage
- Oil Central Heating
- Modern Kitchen
- \*\* Must View \*\*



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			
England & Wales			
EU Directive 2002/81/EC			
England & Wales			



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