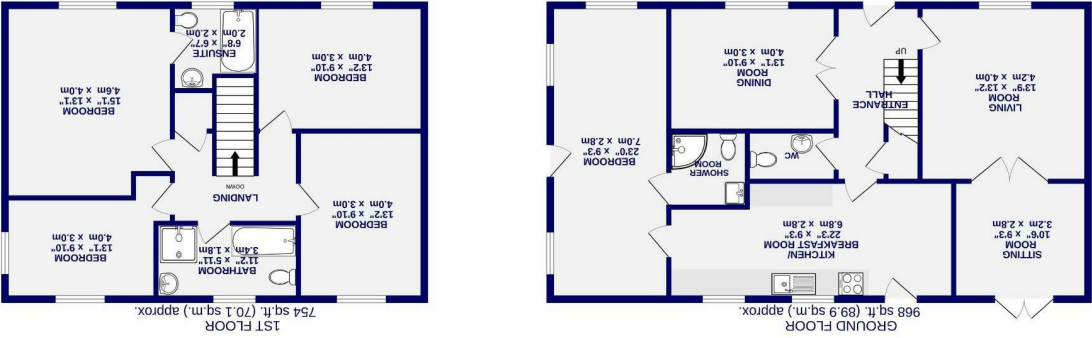




Shirbutt Lane Hessay, York YO26 8JT

Freehold
Council Tax Band - G

- No Onward Chain
- Stylish Country-Style Kitchen
- Versatile Ground Floor Annex Room
- Four Double Bedroom, Detached Family Home
- En-Suite Bathroom
- Spacious Reception Rooms
- Sought-After Village Location
- Beautifully Maintained Gardens
- EPC E



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. 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Shirbutt Lane
Hessay, York
YO26 8JT

£575,000

4 3

An impressive and modern four-bedroom detached home, offered with no onward chain, nestled in an enviable location along a quiet country lane on the edge of the small village of Hessay. This picturesque village lies close to the A59 and is within easy reach of local shops and amenities in nearby Upper Poppleton, with more extensive facilities available at both Clifton Moor Retail Park and York city centre. This home makes an impressive first impression, set within generous and well-kept grounds.

Upon entering the property through a wide and welcoming entrance hall, it is immediately clear that this home offers an abundance of space, ideal for a growing family. Its thoughtful layout and versatility further enhance its appeal. To the right of the entrance hall is a bright dining room with views over the front garden, perfect for family meals or entertaining. To the rear of the property lies the delightful kitchen breakfast room, enjoying lovely views and access to the rear garden. The stylish, country-style kitchen features a combination of wall and base units, complemented by contemporary worktops that provide ample preparation space. Just off the kitchen is a versatile additional room with a shower en-suite. This space could serve as a snug, home office, playroom, gym, or a self-contained annexe, ideal for multi-generational living or guest accommodation.

To the left of the entrance hall is a spacious main living room, which flows through glass double doors into a further sitting room at the rear, with access to the garden. This through-room is a true delight, and the layout creates a flexible space well-suited to larger families or entertaining. A downstairs WC, storage areas, and a fitted understairs cupboard complete the ground floor.

