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- Freehold
Council Tax Band - G

The image displays two floor plans for a building. The left plan is the 1st floor, and the right plan is the Ground floor.

1st Floor (Left): The total area is 754 sq.ft. (70.1 sq.m.) approx. The layout includes a central LANDING with a DOWN staircase. To the left of the landing are two BEDROOMS (13'1" x 13'1" and 4.6m x 4.0m) and a BATHROOM (3.4m x 1.8m). To the right of the landing are two BEDROOMS (13'2" x 9'10" and 4.0m x 3.0m) and a BATHROOM (3.1'2" x 0'11"). An ENSUITE (6'8" x 2'0m) is located at the top of the landing.

Ground Floor (Right): The total area is 966 sq.ft. (89.9 sq.m.) approx. The layout includes a central ENTRANCE HALL with an UP staircase. To the left of the hall are a BEDROOM (7.0m x 2.8m), a SHOWER, and a WC. To the right of the hall are a LIVING ROOM (10'6" x 9'3" and 3.2m x 2.8m), a DINING ROOM (13'1" x 9'10" and 4.0m x 3.0m), a KITCHEN/BREAKFAST ROOM (2'3" x 9'3" and 6.8m x 2.8m), and another LIVING ROOM (4.2m x 4.0m).

TOTAL FLOOR AREA : 1722 sq.ft. (160.0 sq.m.) approx.



Shirbutt Lane
Hessay, York
YO26 8JT

£575,000

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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.

