



## Laburnham Farm Close, Hessay, York Asking Price £395,000

\*\*\*\* FEATURE BREAKFAST KITCHEN \*\*\*\*

A charming semi detached cottage located centrally within this ever popular village and enjoying spacious family living accommodation with private rear garden and separate garage.





## Accommodation

The property occupies a prominent position within this much sought after village location providing spacious and well appointed 3 bedroom living accommodation, ideal for young and mature families alike.

Internally the property is entered at the front into a reception hall which in turn accesses the downstairs cloakroom which benefits from a low flush w/c and wash hand basin.

The principal reception room is a spacious sitting room located at the front of the house having a feature fireplace with stone hearth and exposed brick surround. There is an exposed beamed ceiling, television aerial point and staircase leading to the first floor accommodation with spindle balustrade, handrail and built-in under stair storage cupboard.



Located at the rear is a superb breakfast/kitchen having a modern range of built-in base units to three sides with Granite worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with Granite and tiled splashbacks. Included within the kitchen is a built-in electric oven and grill with four point ceramic hob unit with brush stainless steel extractor canopy. The kitchen includes integrated fridge and freezer units as well as a dishwasher and washing machine. There is ample space for a freestanding breakfast table, and a double glazed entrance door leads out onto the garden beyond.

The first floor landing houses the airing cupboard with hot water cylinder and immersion heater.



Bedroom 1 is located at the rear of the house being a spacious double room with an ensuite shower room which includes a w/c, wash hand basin and inset shower cubicle.

Bedroom 2 is a further double room located at the front of the house with bedroom 3 positioned at the rear. All 3 bedrooms benefit from double glazed casement windows and radiators.

The internal accommodation is completed by the house bathroom which has a low flush w/c, pedestal wash hand basin and inset panelled bath with wall mounted shower attachments and full height tiled splashbacks. There is a heated towel rail and extractor fan.

## To The Outside

The property fronts onto the Main Street of Hessay having a delightful enclosed front garden which has been landscaped and well maintained with surrounding fenced boundaries and a gated pedestrian access which leads up to the front door of the property.

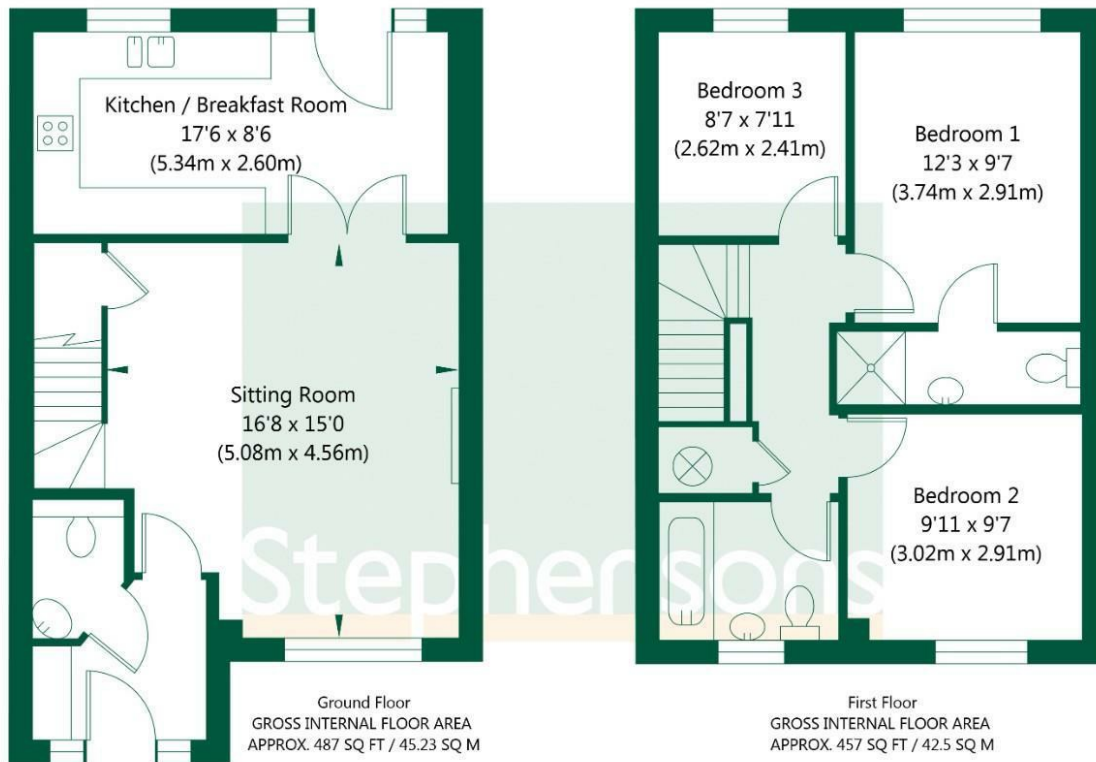
Crucially, there is vehicular access to the rear of Laburnum Farm Close which in turn accesses a rear hardstanding which provides off street parking. Included within the sale is a single garage which has a remote activated up and over garage door and is equipped with electric light and power. The garage also provides secondary garden access.

Running full width across the rear elevation is a flagged patio which provides ample space for garden furniture. The rear garden is laid to lawn with a herbaceous borders and is fully enclosed to all sides by walled and fenced lined boundaries creating the ideal family environment.

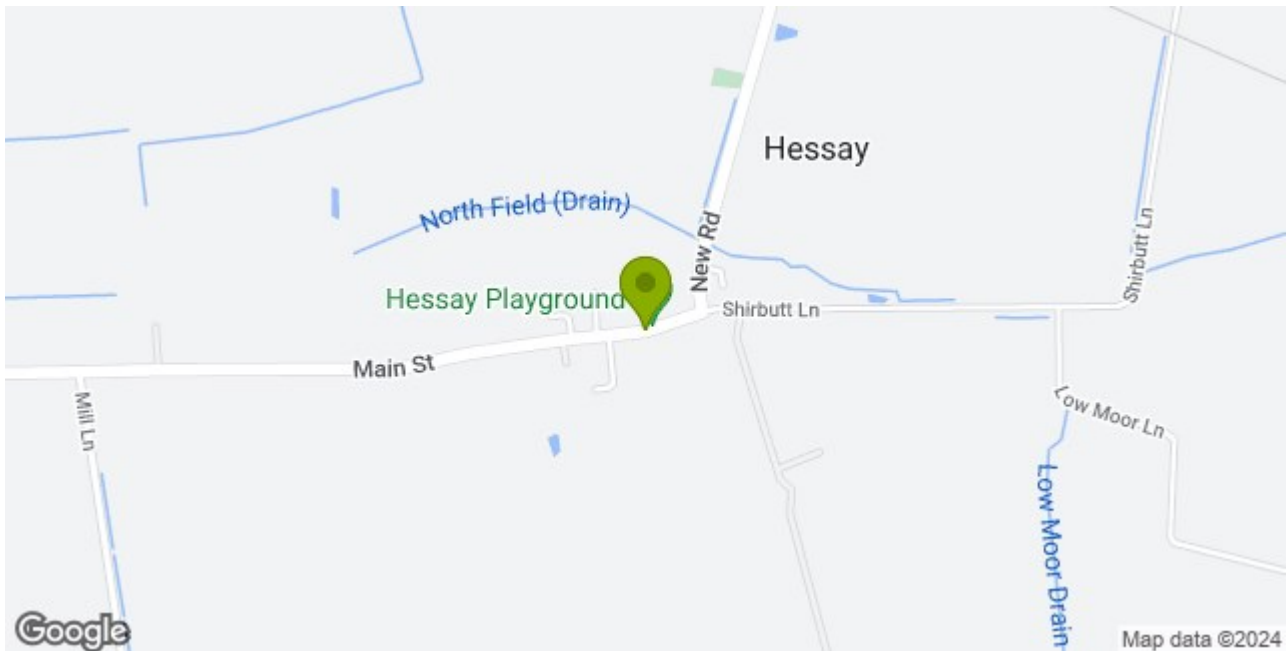
The property benefits from oil fire central heating throughout and an early inspection is strongly recommended.



Main Street, Hessay, York, YO26 8JR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 944 SQ FT / 87.73 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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