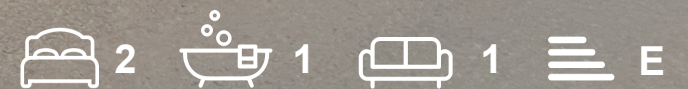




Honeysuckle Cottage The Nookin Husthwaite

York, YO61 4PY

£245,000



ENJOYING A DELIGHTFUL POSITION IN THE HEART OF THIS HIGHLY SOUGHT AFTER AND ACCESSIBLE CONSERVATION VILLAGE. AN OUTSTANDING OPPORTUNITY TO ACQUIRE AN ATTRACTIVE VICTORIAN 2 BEDROOMED END OF TERRACE PROPERTY, OFFERING CHARACTERFUL ACCOMMODATION WITH POSSIBLE SCOPE TO EXTEND TO THE SIDE PENDING PLANNING PERMISSION INTO AN UNEXPECTEDLY GENEROUS SIDE GARDEN WITH NO ONWARD CHAIN

Mileages: Easingwold – 4 miles, Thirsk – 9 miles, York – 18 miles (Distances Approximate).

Sitting room, Kitchen with Dining area.

First Floor Landing, 2 Bedrooms, Family Bathroom.

Outside: Rear Courtyard, Brick Built Store, Utility Room, Garden Store, Generous Sized Side Garden.

A uPVC entrance door opens to a spacious SITTING ROOM with dual aspect, UPVC double glazed window to the front overlooking the front forecourt, with a further UPVC double glazed window overlooking the good size fully enclosed side garden. Characterful exposed ceiling beams, attractive fireplace with stained pine surround, fender and fitted electric fire. Useful open, under the stair's storage. Inner door to:



KITCHEN WITH DINING AREA where the characterful timber beams continue and comprises of stainless steel sink unit with side drainer and mixer tap, set within speckled granite effect preparatory work surface with modern white fronted cupboards under, refrigerator, further work surface with matching cupboard and drawers under, attractive tiled mid range and matching wall cupboards.

BREAKFAST/DINING AREA UPVC double glazed window overlooking part of the rear garden and UPVC panelled and double glazed door accessing the pleasant rear courtyard and stunning side gardens beyond.



Stairs with a spindled balustrade and hand rail rise from the Sitting room to:

FIRST FLOOR LANDING Loft access.

BEDROOM 1 UPVC double glazed window to the front elevation, radiator, wardrobe cupboard with hanging rail and shelf.

BEDROOM 2 UPVC double glazed window overlooking the rear garden, radiator.





BATHROOM White suite comprising shaped and panelled bath with $\frac{3}{4}$ height white tiled splash back, electric shower and folding screen, pedestal wash hand basin with tiled splash, low suite WC, radiator, shelved linen cupboard, extractor fan.

OUTSIDE - DETACHED BRICK STORE Sub-divided into: UTILITY ROOM 8'7 x 7'6 Stainless steel sink unit with side drainer and cupboards under. Space and plumbing for a washing machine and dryer, with further space for a freezer. **GARDEN STORE.**

A wooden gate leads onto a gravelled path around the side to the rear of the property to a courtyard.

To the side is an unexpectedly generous enclosed garden which has been beautifully maintained. A central lawn is surrounded by borders and a gravel path. External water tap.

LOCATION - The Historic village of Hustwaite is situated approximately 4 miles to the north of Easingwold and is well placed for accessing the North Yorkshire Moors National Park and Hambleton Hills. The village boasts a 12th Century church, primary school with nursery, public house/restaurant, village hall and is on a bus route. Further amenities are available in nearby Easingwold with travel further afield via the A19 to Thirsk, Northallerton, Teesside and York to the south.

POST CODE - YO61 4PY.

COUNCIL TAX BAND - B.

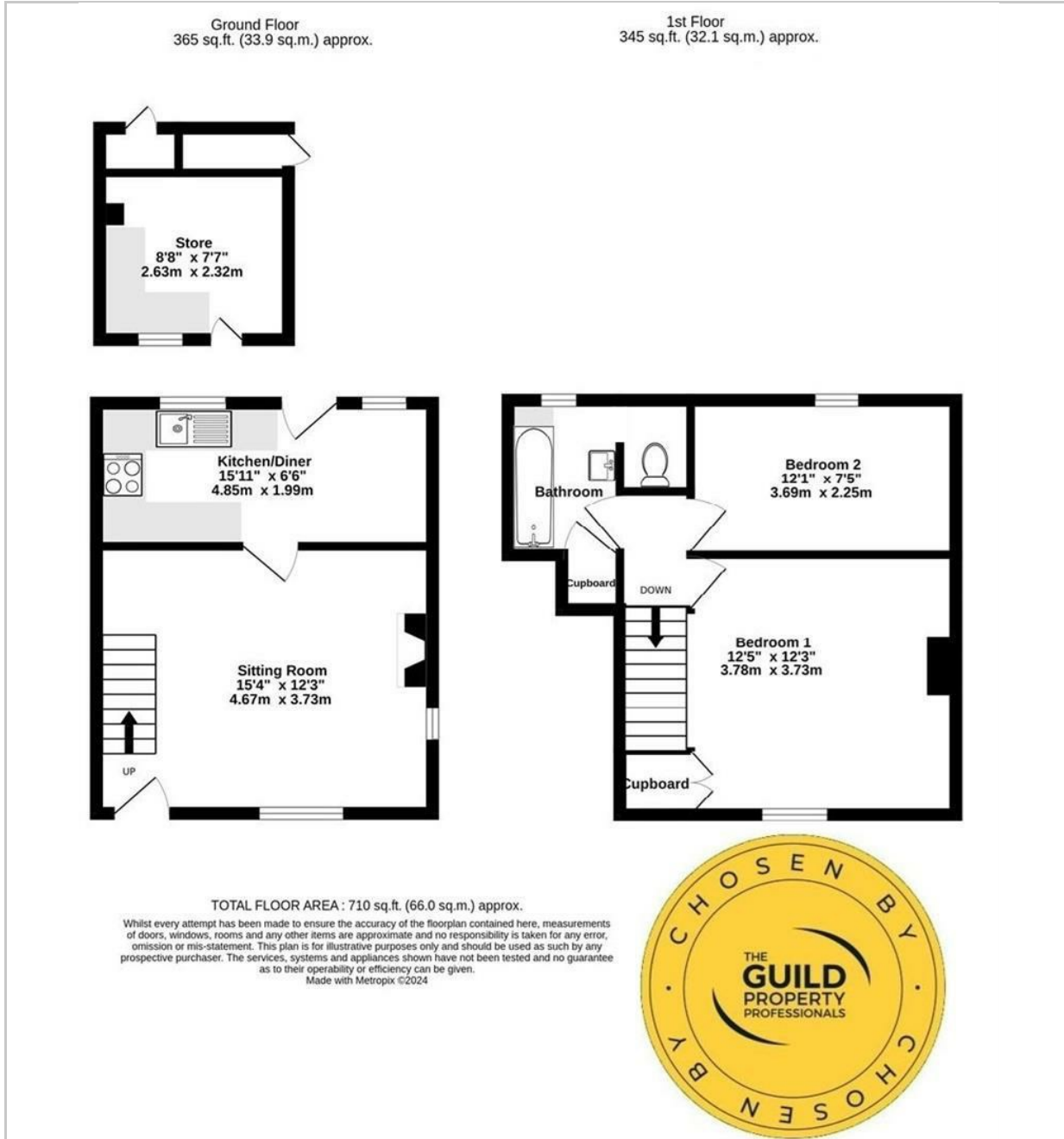
SERVICES - Mains water, electricity and drainage, with oil fired central heating.

DIRECTIONS From our central Easingwold office, proceed onto Long Street, continue in a northerly direction over the mini roundabout towards Thirsk, and take the first right hand turning signposted Hustwaite. On entering the village, proceed straight along The Nookin, whereupon Honeysuckle Cottage is positioned on the on the left hand side, identified by the Churchills of Easingwold 'For Sale' board.

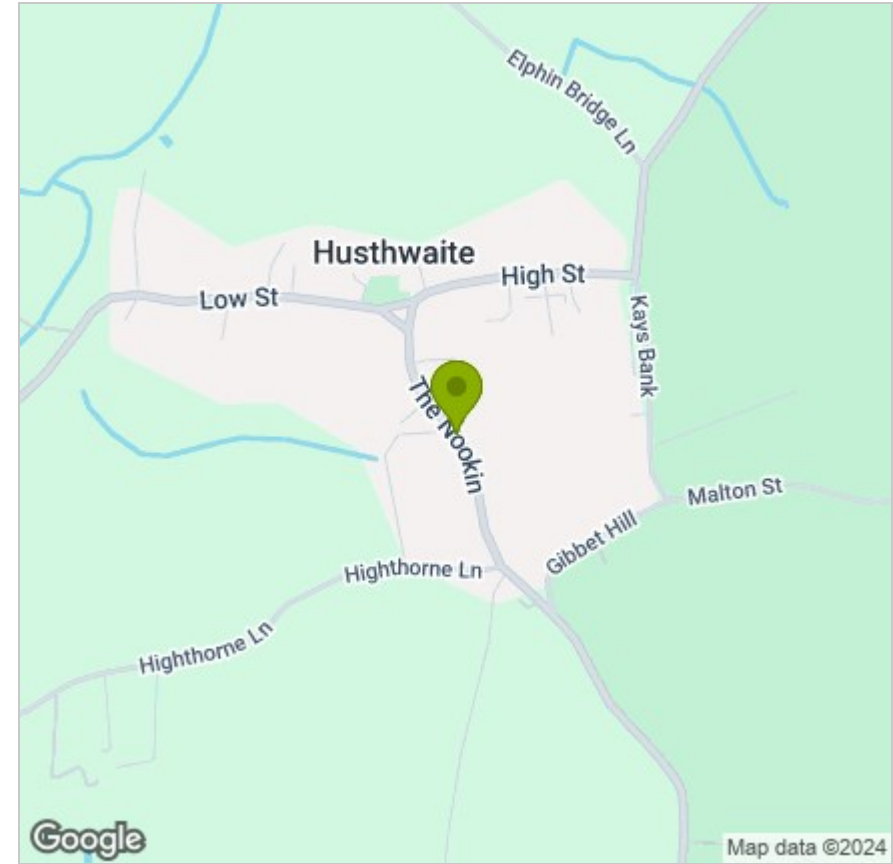
VIEWING - Strictly by prior appointment through the selling agents, Churchills of Easingwold. TEL – 01347 822800 or EMAIL- easingwold@churchillsyork.com.



FLOOR PLAN



LOCATION



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 51 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.