



HUNTERS[®]
HERE TO GET *you* THERE

Low Street, Husthwaite, York, YO61 4QA

Guide Price £475,000



Situated in the sought after village of Husthwaite this four bedroom semi detached cottage is sure to appeal. With far reaching views towards the White Horse it offers space and versatility and is offered with NO ONWARD CHAIN. Benefiting from extensive double glazing and electric heating it comprises: entrance lobby, dining room, lounge, breakfast kitchen, wc and rear lobby. To the first floor is the main bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside are gardens to three sides and ample room for off street parking. EPC rating D and Council Tax Band B. Apply Easingwold Office on 01347 823535.

ENTRANCE LOBBY

Accessed via part glazed timber front door

DINING ROOM

Feature brick fireplace with inset cast iron wood burning stove, sash window to front aspect, electric storage heater, stairs to first floor, understairs storage cupboard

LOUNGE

Feature brick fireplace with inset cast iron wood burning stove, sash windows x 2 to front aspect, window to rear aspect, electric storage heaters x 2, wall light points x 4

BREAKFAST KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, single ring electric aga cooker with two ovens, window to rear aspect, door to rear lobby, electric storage heater, walk in pantry with tiled floor, power and light and a window to rear aspect

REAR LOBBY

Tiled floor, windows to side and rear aspect, electric wall heater, timber door to side aspect

UTILITY/WC

Low flush wc,, base unit with inset wash basin, plumbing for washing machine, tiled floor, extractor fan

FIRST FLOOR LANDING

MAIN BEDROOM

Sash windows x 2 to front aspect, window to rear aspect, fitted wardrobes, loft access point, electric radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, pedestal wash basin, low flush wc, electric wall heater, opaque window to rear aspect, airing cupboard

BEDROOM TWO

Sash window to front aspect, electric radiator, feature cast iron fireplace

BEDROOM THREE

Windows to rear and side aspects

BEDROOM FOUR

Window to rear aspect

BATHROOM

Panelled bath with electric shower over, pedestal wash basin, low flush wc, extractor fan, opaque window

OUTSIDE

To the front of the property is a garden laid mainly to lawn with borders of mature shrubs. To the rear the garden is again laid mainly to lawn with borders of shrubs and plants. There is also a paved patio area.

PARKING

There is a gravelled area with off street parking for a couple of vehicles

VIEWS

The rear garden enjoys views over the open countryside towards the white horse.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







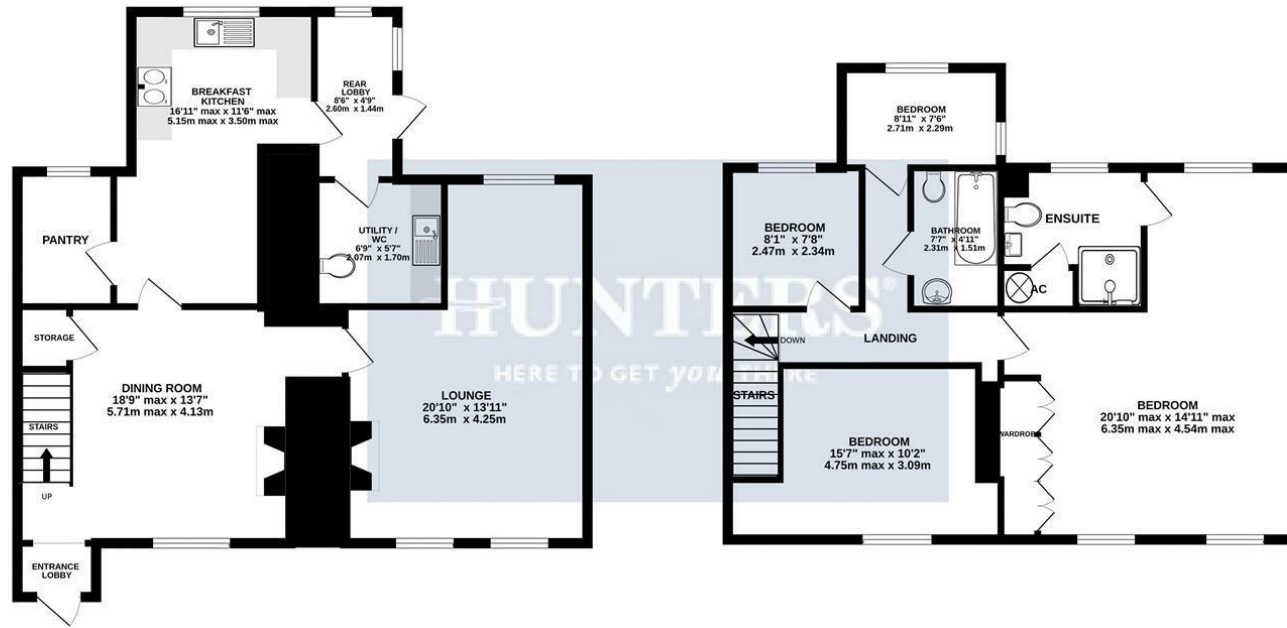






GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.

1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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