



Butt Lane, Carlton Husthwaite Guide Price £485,000

A fabulous 4 bedroom detached property located on the fringes of the highly regarded village of Carlton Husthwaite with generous parking, large garden & flexible living space that will undoubtedly appeal to both house & one level living hunters alike.

*** NO ONWARD CHAIN ***

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Inside

An L-shaped reception hall with understairs storage cupboard leads off into a living room with engineered oak flooring, multi fuel burning stove, double doors out into a double glazed conservatory and a throughway into an impressively appointed kitchen that was remodelled in 2020 to feature good worktop space and a generous range of storage cupboards complemented by a built-in gas hob, eye-level oven and grill and freestanding appliance space.



The inner hall leads off into a small but useful utility room, 2 double bedrooms (both with rear garden views, 1 currently used as a formal dining room and 1 with built-in wardrobes) and a shower room that was remodelled in 2020.

The loft was converted in 2020 and now features 2 further bedrooms and a stylish bathroom.

Other internal features of note include oil fired radiator central heating and double glazing.



Outside

A generous driveway provides extensive parking and access into a larger than average brick built brick single garage 22'4" x 12'0" with remote control door.

The larger than average south facing side and rear gardens are mainly laid to lawn with a paved seating areas and flowerbed borders.

Services

We have been advised by the vendor that all main services are connected to the property with the exception of gas.



Energy Efficiency

This property's current energy rating is D (61) and has the potential to be improved to an EPC of C (75).

Council Tax & Postcode

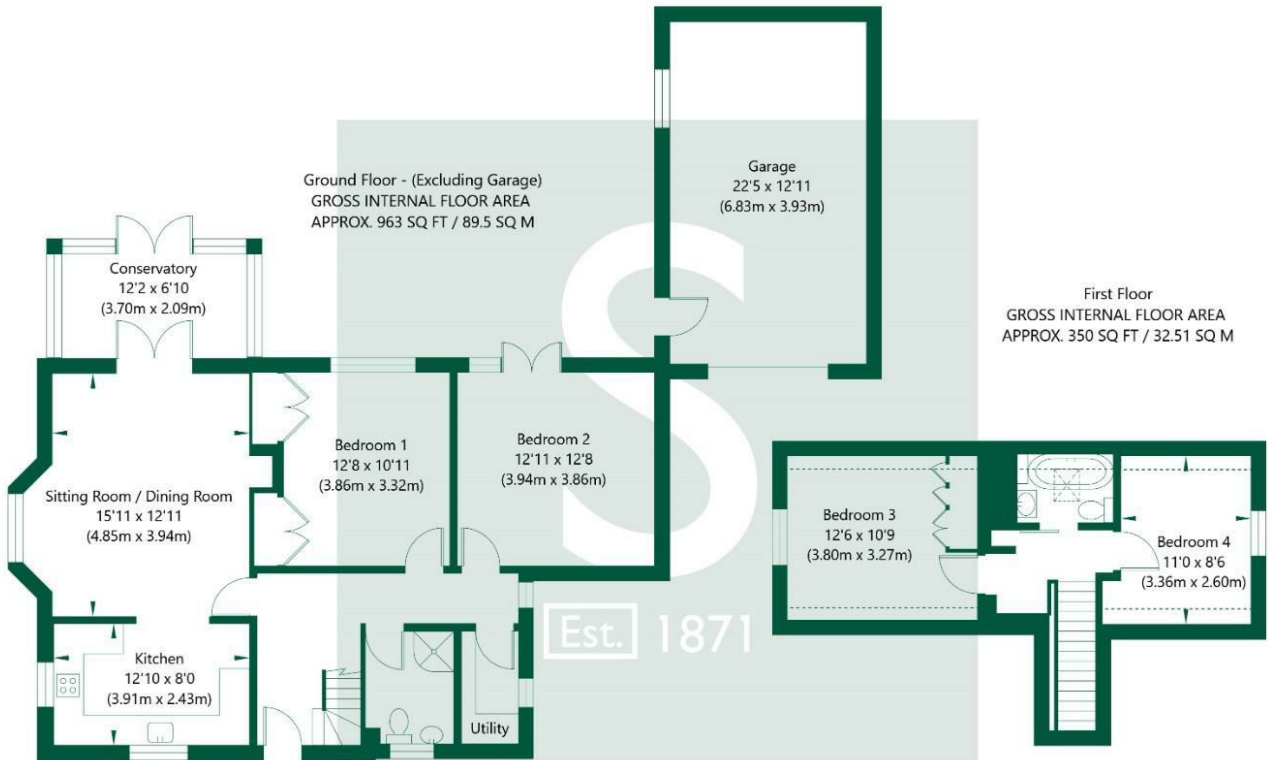
This property sits within North Yorkshire Council and is in the tax band of D. The postcode for the property is YO7 2BH.

Tenure

We have been informed by the vendor that the property is freehold.



Butt Lane, Carlton Husthwaite, Thirsk, YO7 2BH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1313 SQ FT / 122.01 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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