



High Street, Husthwaite, York Guide Price £695,000

*** FIRST VIEWINGS FROM THURSDAY 5TH SEPTEMBER - BOOK YOUR APPOINTMENT TODAY *** Discreetly positioned off Husthwaite's picturesque High Street, this impressive 3 bedroom detached house stands within delightful gardens and grounds of around .28 of acre and provides over 1,900 sq ft of beautifully presented living accommodation, complemented by a gated driveway, generous parking and an attached double garage.

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Inside

The extended ground floor living accommodation provides a reception hall with timber flooring and doors leading off into a 27'0" (8.23m) long sitting room with wood burning stove and access out into the rear garden plus a generous 17'8" (5.38m) long snug/family room.



The stunning 21'0" (6.40m) long kitchen provides around 358 sq ft of flexible cooking, dining and living space with underfloor heating that features expansive Corian worktops, generous storage and an impressive central island with dining bar, complemented by a range of integrated appliances, high vaulted ceiling above the dining and living area plus double doors opening out into the south facing rear garden.



The ground floor also provides a spacious boot room/utility area with doors leading off into a cloakroom/wc and the attached double garage.

The first floor landing leads off into an impressive principal bedroom with superbly appointed dressing room and stylish en-suite shower room, 2 further double bedrooms (1 with fitted wardrobes) and a luxurious house bathroom with both bath and separate walk-in shower.

Other internal features of note include oil fired radiator central heating, double glazing and the benefit of supplementary energy and an income from solar panels.

Outside

A 60 yard long driveway (shared with only 2 other neighbouring properties) leads up to a gated driveway that provides extensive parking and access into an attached double garage with a remote control door.



The plot itself extends to around .28 of acre and includes a lawned side garden and a generous south facing rear garden that features a paved seating area, lawn and well stocked flower and shrub bed borders.

Services

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

Energy Efficiency

This property's current energy rating is C (78) and has the potential to be improved to an EPC rating of B (89).

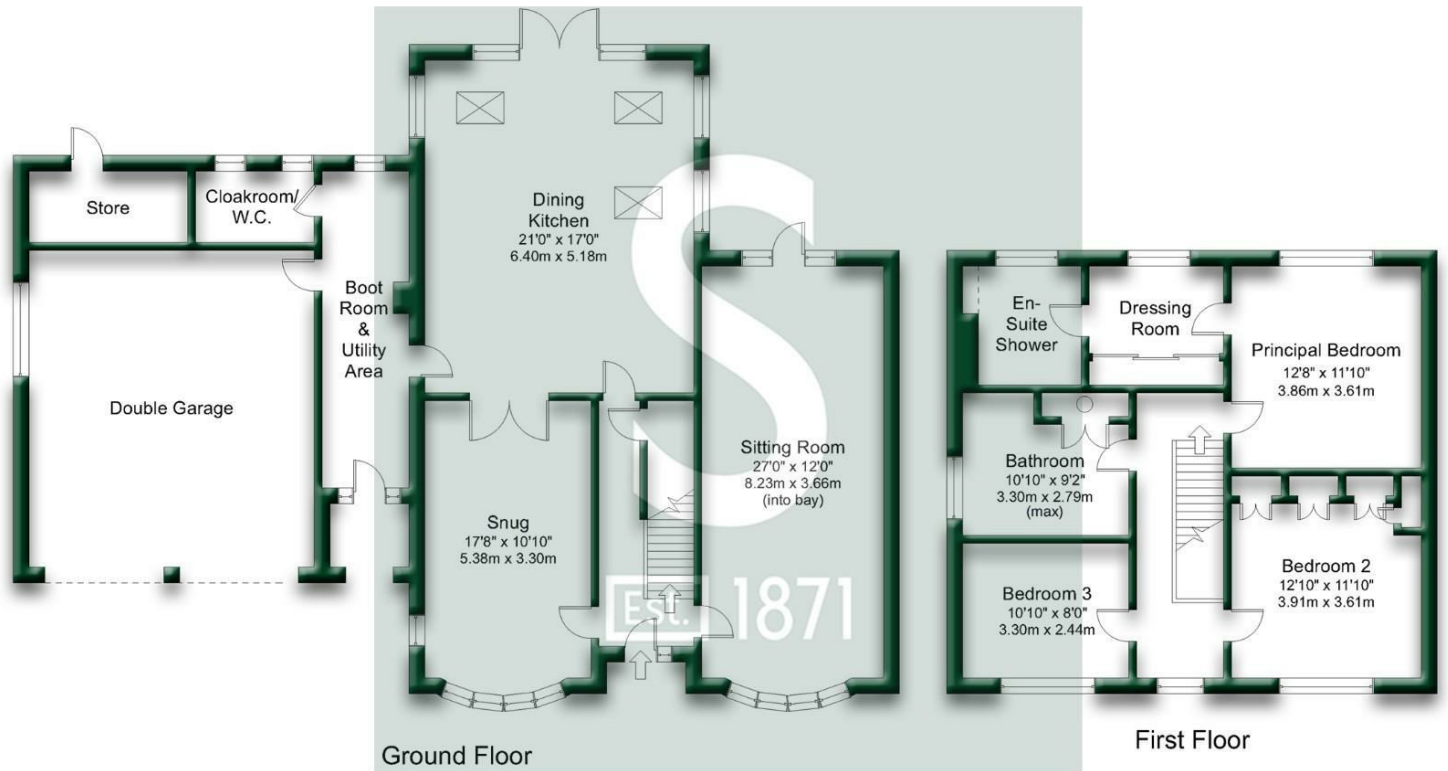
Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO61 4PX.

Tenure

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





Gross internal floor area excluding Garage and Store (approx.): 177 sq m (1,905 sq ft)

Not to Scale.
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