Prospect Cottages, Husthwaite
Guide Price £250,000

A beautifully presented 3 bedroom semi-detached property located in a picturesque village just under 15 miles north of York. Features include a stunning dining kitchen with separate utility room plus a delightful rear garden.

*** INTERNAL INSPECTION ESSENTIAL ***

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Inside

A reception hall with cloakroom/wc leads off into a fabulous sitting room with feature fireplace and a stunning 24'4" (7.42m) long dining kitchen featuring double doors off the dining area opening out into the rear garden, a range of contemporary base and wall storage units plus integrated appliances to include a fan assisted oven and grill and a touch control induction hob control complemented by very useful utility/boot room leading off.

The first floor landing leads off into 3 bedrooms (2 with fitted/built-in wardrobes and a stylish bathroom complemented by rural glimpses.

Other internal features of note include an oil fired central heating system and double glazing throughout.

Outside

The front garden is open plan in design and mainly laid to lawn.

The L-shaped rear garden features a lawn,shingled paths and paved seating areas complemented by 2 timber built garden stores.

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 D (55) and has the potential to be improved to an EPC rating of C (78).

Council Tax & Postcode

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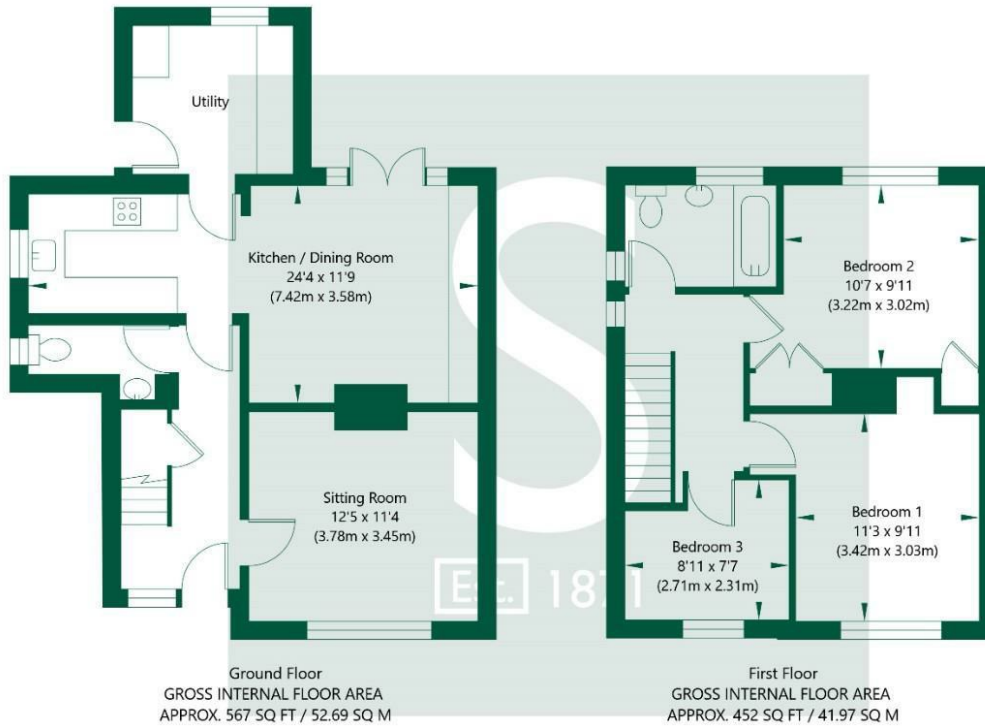
Tenure

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

Prospect Cottages, Husthwaite, York, YO61 4PT

Utility

Kitchen / Dining Room
24'4 x 11'9
(7.42m x 3.58m)

Sitting Room
12'5 x 11'4
(3.78m x 3.45m)

Bedroom 2
10'7 x 9'11
(3.22m x 3.02m)

Bedroom 1
11'3 x 9'11
(3.42m x 3.03m)

Bedroom 3
8'11 x 7'7
(2.71m x 2.31m)

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 567 SQ FT / 52.69 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 452 SQ FT / 41.97 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1019 SQ FT / 94.66 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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