

## \*\*Available Now\*\*

This charming terrace cottage in the peaceful village of Husthwaite has become available to rent straight away. As you enter the property you are greeted by a choice of two lovely lounge spaces. As you continue through the ground floor of the property you will find a modern kitchen, including washing machine, oven and hob, which then leads out to the fabulous shared garden including access to three outhouses.

On the first floor you will find two double bedrooms, one further single bedroom along with the family bathroom.

This property is full of character and is a 30 minute drive from York.

Water rates are included in the rental price.

Council Tax Band E

EPC Rating E













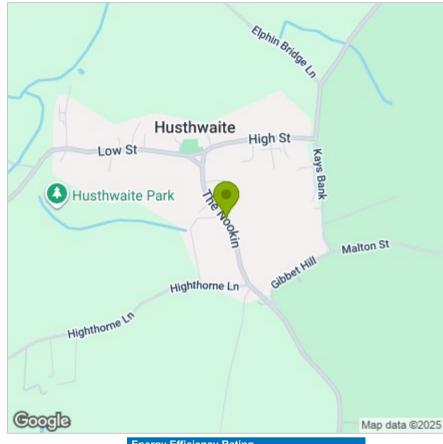




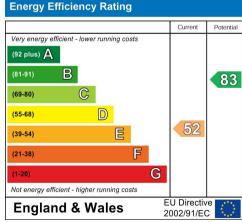


## **FLOOR PLAN** Ground Floor 470 sq.ft. (43.7 sq.m.) approx. 1st Floor 549 sq.ft. (51.0 sq.m.) approx. Bedroom 12'10" x 11'11" 3.90m x 3.62m TOTAL FLOOR AREA: 1019 sq.ft. (94.7 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the Biooplain containment here, measurements of doors, windows, rooms and any other terms are approximate and no reapposibility to taken for any error, prospective purchaser. The services, systems and applicance shown have not been tested and no guarante as to their operability or efficiency can be given.

## LOCATION



**EPC** 



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