



**East View**

Husthwaite, York, YO61 4QE

Asking Price £325,000



## East View

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STYLE - Charming Semi Detached Home

HIGHLIGHTS - Situated in Desirable Village, Versatile Spaces, Fireplaces, Three Bedrooms, Enclosed Garden, Off Street Parking.

THREE WORDS - Idyllic. Village. Lifestyle.

A wonderful opportunity to purchase this delightful semi detached home, nestled within the highly sought-after village of Husthwaite and enjoying far-reaching open countryside views. A much-loved family home, East View is a true gem – properties here rarely come to the market, and it's easy to see why.

The ground floor offers beautifully flowing and versatile living space, perfect for modern family life. Two charming reception rooms sit to the front of the property, both tastefully decorated and centred around attractive fireplaces. The sitting room is particularly inviting, with French doors opening out to the garden, effortlessly blending indoor and outdoor living.

The second reception room is currently used as a cosy snug – ideal for relaxing evenings – though it would equally make a wonderful playroom or separate dining room.

To the rear, the extended breakfast kitchen is the heart of the home. With tiled flooring, stripped doors and ample space for a dining table, it has a lovely country feel and is perfect for both everyday living and entertaining family and friends.

Upstairs, the first floor offers three well-proportioned bedrooms, all enjoying delightful open views, along with an elegant house bathroom.





Externally, the property continues to impress. The fully enclosed rear garden is ideal for children and pets, featuring a lawn, mature planting and a paved terrace – perfect for alfresco dining and summer BBQs. There is also a useful garden shed.

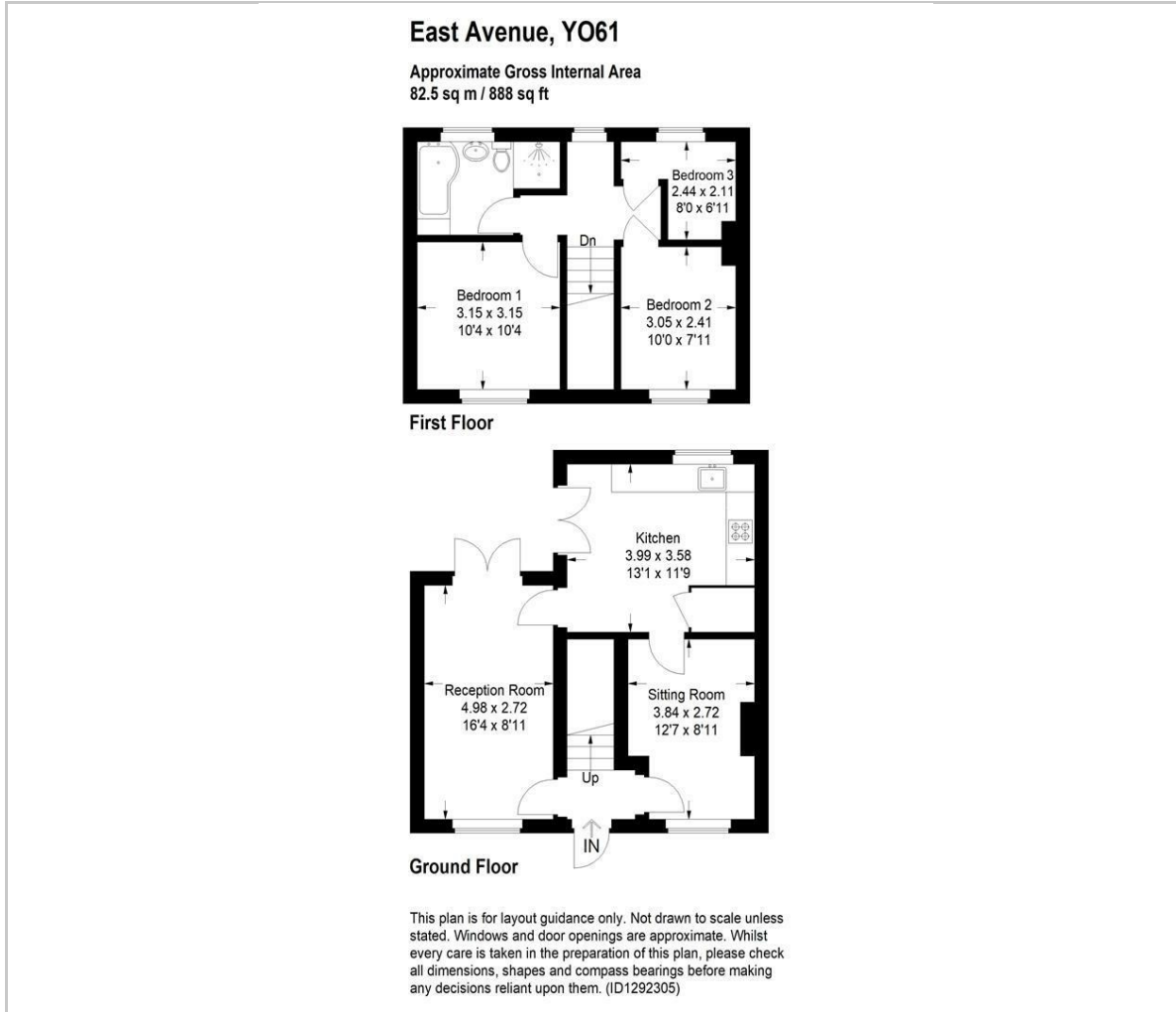
The property is nicely set back, providing a sense of privacy. To the side, a driveway offers parking for several vehicles, with a lawned area and a charming stone pathway leading to the front door.

Services: Oil-fired central heating, UPVC double glazing and mains drainage.

A truly special home, ready to begin its next chapter with new owners – we absolutely love it.



## Floor Plan



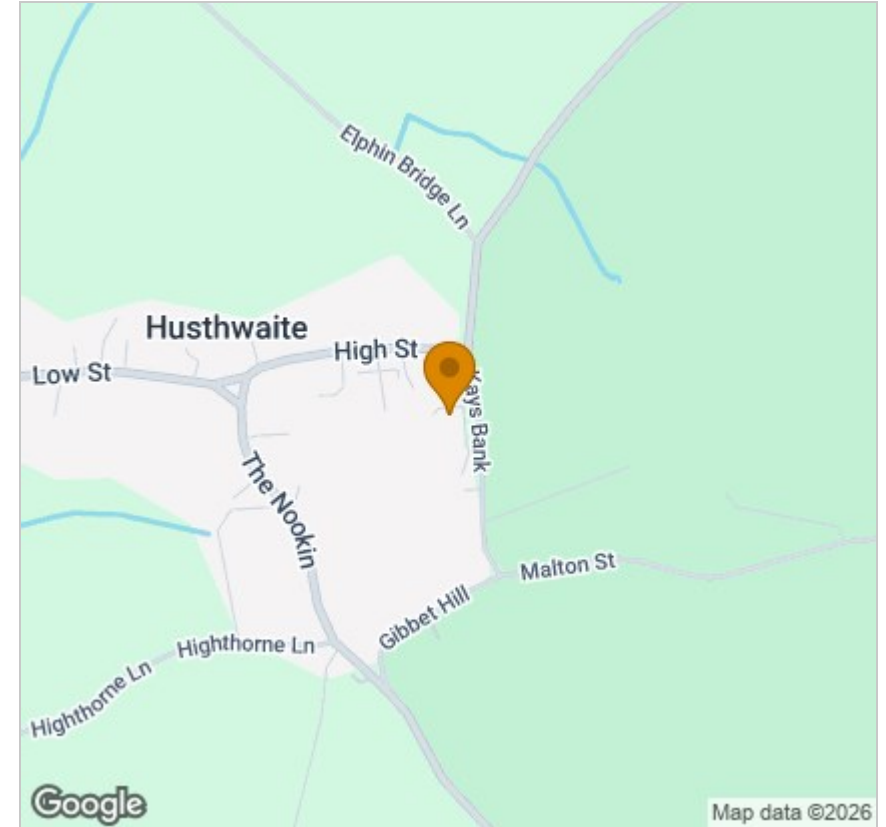
## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

