



3 Prospect Cottages Husthwaite
York, YO61 4PU
£320,000

DECEPTIVELY SPACIOUS AND THOUGHTFULLY EXTENDED 3 BEDROOM BUNGALOW, RECENTLY ENHANCED THROUGH A PROGRAMME OF RENOVATION AND IMPROVEMENTS OCCUPYING A GENEROUS CORNER PLOT IN THE HEART OF THE HIGHLY SOUGHT-AFTER VILLAGE OF HUSTHWAITE. OFFERING FLEXIBLE, WELL-PRESENTED ACCOMMODATION TOGETHER WITH ATTRACTIVE LOW-MAINTENANCE GARDENS, THIS IS A VERSATILE HOME IDEALLY SUITED TO FAMILIES, COUPLES, DOWNSIZERS AND THOSE SEEKING SINGLE-STOREY VILLAGE LIVING

Mileages: Easingwold - approx. 4 miles | Thirsk - approx. 11 miles | York - approx. 17 miles (All distances approximate)

Reception Lobby/ Boot Room, Sitting/ Dining Room, Kitchen/ Breakfast Room, Bathroom

Inner Hall, Principal Bedroom, Bedroom Two with Dressing Room, Bedroom Three/ Study, Shower Room

Corner Plot Gardens, Rear Enclosed Courtyard Garden, Off Street Parking, Timber Stores

A broad composite stable door opens into a practical RECEPTION LOBBY / BOOT ROOM, with windows to both the side and rear elevations. This useful everyday entrance provides fitted storage together with ample space for coats, boots, outdoor wear and pets.

A glazed door leads through into the SITTING/ DINING ROOM, an L-shaped reception space with clearly defined sitting and dining areas. A bay window to the front elevation enjoys pleasant views across the property's corner plot and towards the attractive period homes lining Husthwaite's High Street. The sitting area centres around a wood-burning stove set upon a tiled hearth with timber surround, creating an attractive focal point.

An oak door opens into the KITCHEN/ BREAKFAST ROOM, recently refurbished and fitted with an extensive range of contemporary wall and base units beneath quartz-effect work surfaces with matching upstands. A composite sink with mixer tap sits beneath a window overlooking the rear courtyard, a further window to the front aspect. There is ample space and plumbing for a range of appliances together with an electric range-style cooker incorporating triple ovens beneath and an attractive tiled splashback, the room can accommodate informal dining.

BATHROOM is appointed with a panelled bath, pedestal wash hand basin and low suite WC, complemented by tiled flooring, part tiled walls and useful recessed shelving.

From the sitting room an INNER HALL provides access to the bedroom accommodation and benefits from recessed shelving, a useful storage cupboard and loft hatch access. The loft is partially boarded, with light and accessed via a drop-down ladder.

The PRINCIPAL BEDROOM lies to the rear of the property and extends to over 17ft in length, enjoying a peaceful aspect overlooking the enclosed courtyard garden.

BEDROOM TWO WITH DRESSING ROOM enjoys a pleasant outlook to the front elevation, to the side an archway leads to a useful walk-in dressing room.

A modern SHOWER ROOM serves both bedroom comprising a generous walk-in mains plumbed shower, vanity wash hand basin with storage cupboards beneath and a low suite WC, all complemented by aqua-panelled walls.

BEDROOM THREE/ STUDY overlooks the rear courtyard





and provides ideal accommodation as a guest bedroom, home office or study.

OUTSIDE - The property occupies an attractive corner position within the village. To the front, a low brick wall encloses gardens principally laid to lawn, complemented by a raised central feature bed edged with timber sleepers and planted with a variety of shrubs, ornamental trees and seasonal planting.

A timber pedestrian gate leads into the enclosed **REAR COURTYARD GARDEN**, thoughtfully designed for ease of maintenance and ideal for outdoor seating and entertaining. Predominantly paved throughout, the garden benefits from a timber log store, two timber garden sheds and double timber gates providing valuable off-street parking. Fully enclosed, the garden offers a secure environment for both children and pets.

LOCATION – The historic village of Hushwaite lies approximately four miles north of Easingwold and enjoys an enviable position between the Hambleton Hills and the Vale of York. The village offers a highly regarded primary school, parish church, village hall and public house, whilst a wider range of shopping, schooling and leisure facilities are available in nearby Easingwold. Excellent road links via the A19 provide convenient access to York, Thirsk, Northallerton and the wider region.

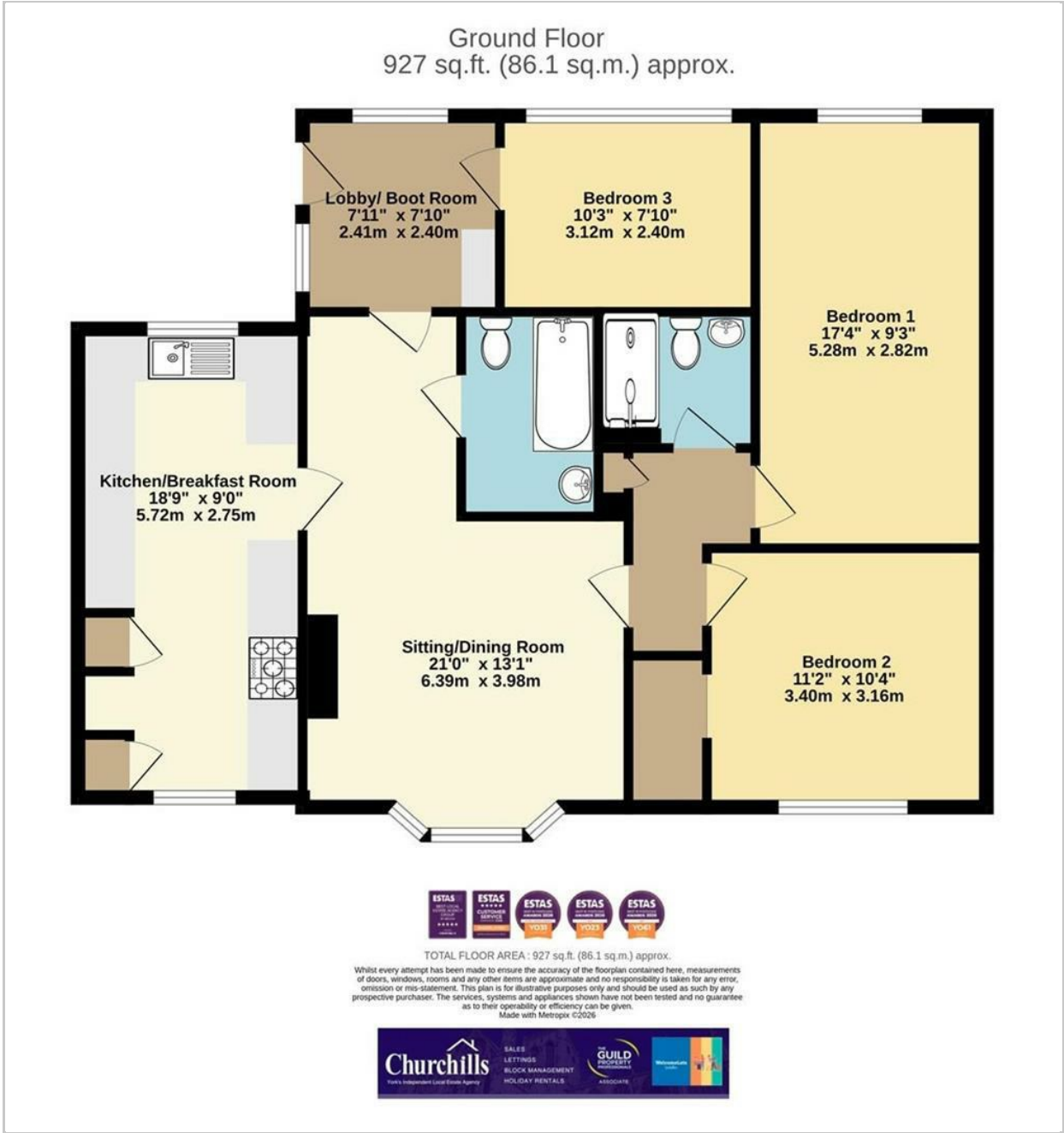
TENURE – Freehold
COUNCIL TAX BAND: D
POSTCODE – YO61 4PU
SERVICES – Mains Electricity, Water and Oil Fired Central Heating

DIRECTIONS – From our central Easingwold office, continue north along Long Street and at the mini roundabout proceed straight ahead onto Thirsk Road. Take the next right, signposted Hushwaite. On entering the village, continue straight into The Nookin, turn right as you approach the Church on to the High Street proceed for a short distance where upon 3 Prospect Cottages is positioned on the corner.

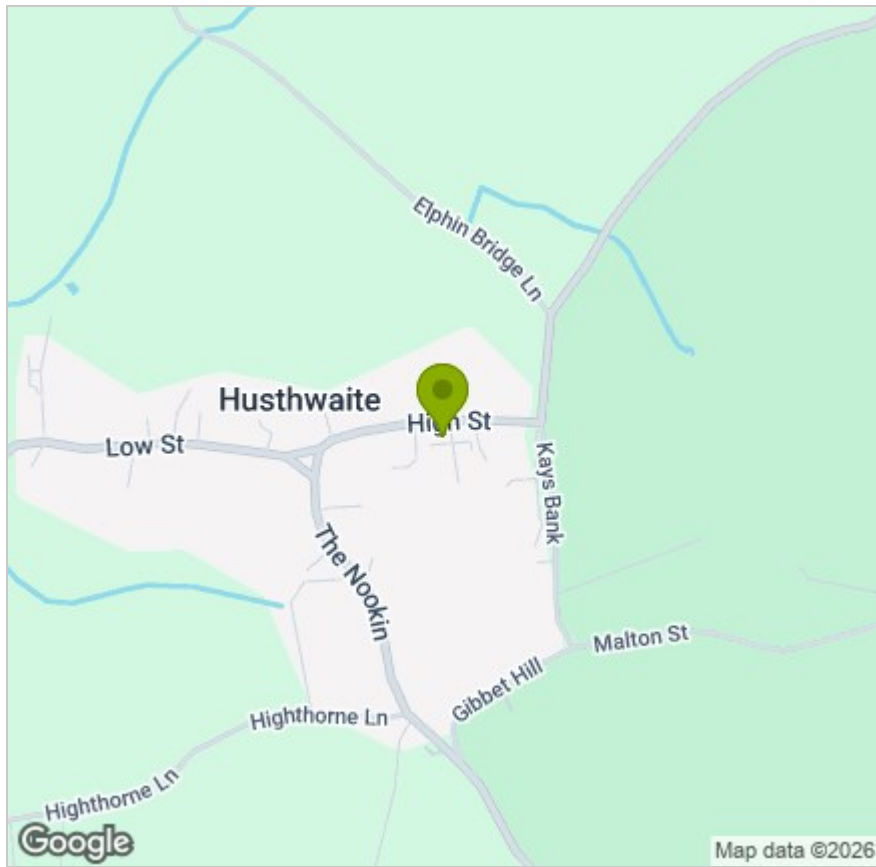
VIEWINGS – Strictly by appointment with the sole selling agents, Churchills of Easingwold. Tel: 01347 822800 Email: easingwold@churchillsyork.com

AGENT'S NOTE – To comply with current Anti Money Laundering regulations, all purchasers are required to undergo identity verification checks. A fee will apply; please contact our office for further information.

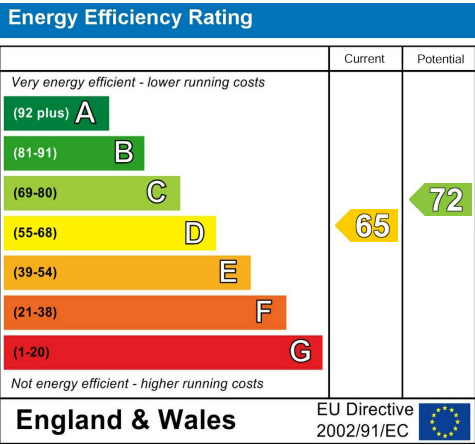
FLOOR PLAN



LOCATION



EPC



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