



3 West Terrace Husthwaite  
York, YO61 4QD  
**£235,000**

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A CHARMING PERIOD COTTAGE THOUGHTFULLY UPGRADED, WITH FAR REACHING ELEVATED VIEWS, A HANDSOME PERIOD TERRACED COTTAGE WHICH HAS BEEN SENSITIVELY IMPROVED AND UPGRADED TO CREATE A BEAUTIFULLY PRESENTED VILLAGE HOME WITH MODERN FIXTURES AND FITTINGS, TWO GENEROUS DOUBLE BEDROOMS BOTH WITH ENSUITE SHOWER ROOMS AND A VERSATILE LOFT ROOM ENJOYING SUPERB ELEVATED VIEWS AND BENEFITS FROM OFF STREET PARKING, COTTAGE STYLE GARDENS AND A QUIET POSITION WITHIN THE HIGHLY REGARDED AND SOUGHT AFTER VILLAGE OF HUSTHWAITE.

Mileage – Mileages: Easingwold – 4 miles, Thirsk – 9 miles, York – 18 miles (Distances Approximate)

Ground Floor: Reception Lobby, Sitting Room, Kitchen/Dining Room, Utility Area, Inner Lobby

First Floor: Principal Bedroom with Ensuite Shower Room, Bedroom Two with Ensuite Shower Room

Second Floor: Loft Room

Outside: Driveway with Off Street Parking, Front Garden, Courtyard Rear Garden and External Store.

Approached by an OUT BUILT PITCHED TIMBER PORCH double timber entrance doors open into a RECEPTION LOBBY with an inner frosted and glazed PVC door leading through to;

**SITTING ROOM** a well proportioned and inviting reception space with a PVC double glazed window overlooking the front garden and driveway. A feature open fireplace with timber mantle forms an attractive focal point, complemented by a fitted, shelved alcove cupboard. A four panel door leads through to the;

**KITCHEN/ DINING ROOM** comprehensive fitted with a range of modern gloss fronted wall and base units, including part glazed cabinetry. Features include a stainless steel sink with side drainer beneath a window to the side, fitted electric oven, induction hob with deep pan drawers below and chimney style extractor above. There is useful under the stairs storage, together with a dedicated dining area enjoying a pleasant outlook over the rear courtyard garden.

To the rear is a further open **UTILITY AREA** with space and plumbing for white goods, including a washing machine, and an additional PVC window to the side flanked by a rear door to the courtyard.

From the dining area a four panel door opens to an **INNER LOBBY** with a straight staircase rising to the **FIRST FLOOR LANDING**, with handrail to the side.

To the rear is the **PRINCIPAL BEDROOM** a superb double room with feature fireplace and dual aspect PVC windows to the side and rear framing countryside view with the White Horse to the distant. A door to the rear opens to;

**ENSUITE SHOWER ROOM** is well appointed, fitted with a corner mains plumbed shower incorporating body jets, rainfall head and handheld attachment, vanity mounted wash hand basin with gloss fronted drawers, tiled splash back, low suite WC, frosted window to the side and chrome towel radiator.

**BEDROOM TWO** lies to the front. This is also a generous double bedroom with feature fireplace and a PVC double glazed window offering elevated views across the front aspect. A door to the side leads to;





ENSUITE SHOWER ROOM comprising a corner shower surrounded by aqua panelling, thermostatic shower, pedestal wash hand basin with tiled splash back and low suite WC.

From the principal bedroom, a further door and straight staircase rise to the second floor to;

LOFT ROOM is a versatile additional space with roof light enjoying far reaching countryside views, including a direct line of sight to the White Horse. Exposed brickwork to one corner and a radiator complete the room, which does lend itself as an occasional bedroom, study or creative workspace.

OUTSIDE, the property is approached via double wrought iron gates opening onto a tarmac driveway providing off street parking. Flanked by a stone pathway with personal iron gate and fenced borders frame the approach, with a neatly arranged pebbled front garden offering space for outdoor seating.

A stone path continues along the side of the property to a timber picket gate leading into a low maintenance part walled courtyard garden.

An external store houses the recently upgraded oil boiler and provides useful additional storage.

LOCATION - The Historic village of Husthwaite is situated approximately 4 miles to the north of Easingwold and is well placed for accessing the North Yorkshire Moors National Park and Hambleton Hills. The village boasts a 12th Century church, primary school with nursery, public house/restaurant, village hall and is on a bus route. Further amenities are available in nearby Easingwold with travel further afield via the A19 to Thirsk, Northallerton, Teesside and York to the south.

POST CODE - YO61 4PY

COUNCIL TAX BAND - C

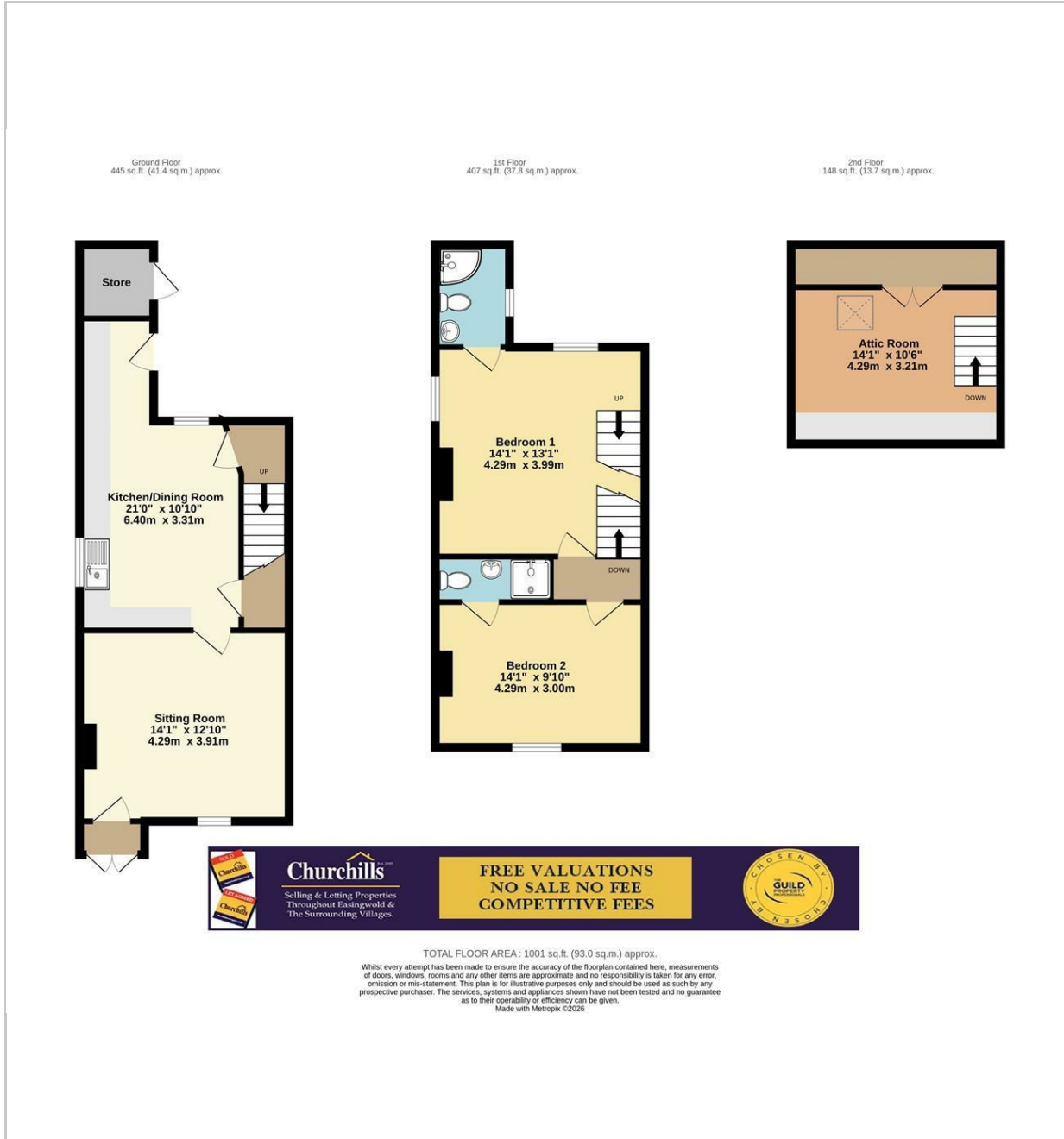
SERVICES - Mains water, electricity and drainage, with oil fired central heating.

DIRECTIONS From our central Easingwold office, proceed onto Long Street, continue in a northerly direction over the mini roundabout towards Thirsk, and take the first right hand turning signposted Husthwaite. On entering the village, proceed straight along The Nookin, following the road round to the left proceed for a short distance where number 3 West Terrace is positioned as the last property on the right, identified by the Churchills of Easingwold 'For Sale' board.

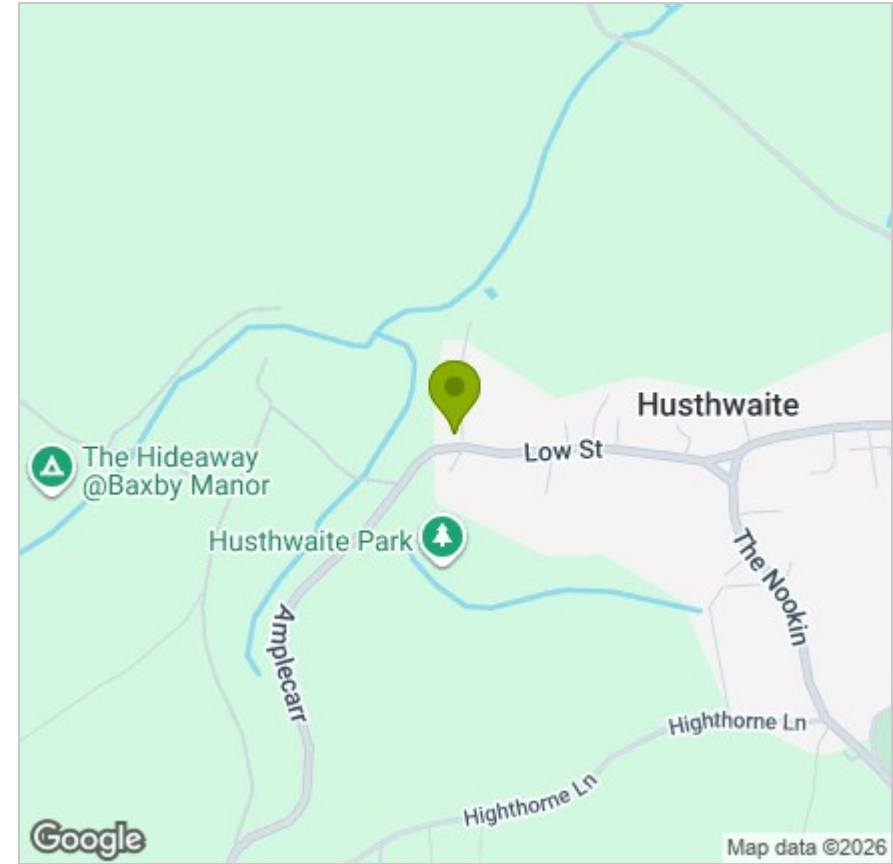
VIEWING - Strictly by prior appointment through the selling agents, Churchills of Easingwold. TEL – 01347 822800 or EMAIL- [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com).



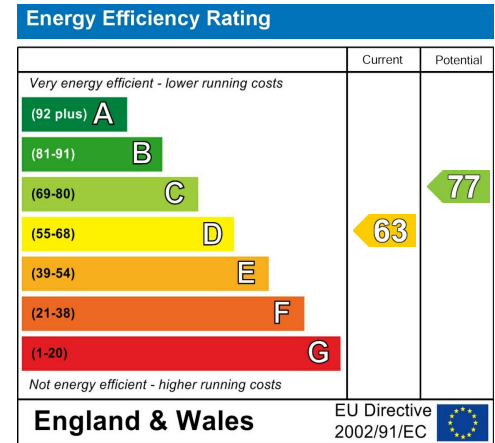
# FLOOR PLAN



# LOCATION



## EPC



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