

EMSLEY  MAVOR  
ESTATE AGENTS

...your home is where our heart is



## West Terrace

Husthwaite, York, YO61 4QD

Asking Price £235,000



## West Terrace

Hustwaite, York, YO61 4QD

STYLE - Victorian End Terraced Home.

HIGHLIGHTS - Modernised Period Home in Desirable Village. Two Double Bedrooms with Ensuite, Useful Loft Room. Sociable Ground Floor Living. Courtyard. NO ONWARD CHAIN.

THREE WORDS - MOVE. STRAIGHT. IN!

### CHARMING VICTORIAN TERRACE IN IDYLIC VILLAGE

Nestled in the picturesque village of Hustwaite, West Terrace is a delightful Victorian end-terrace that seamlessly blends period charm with modern convenience. This beautifully re-modernised property offers a unique opportunity to embrace village life, surrounded by the stunning North Yorkshire countryside, with captivating views of the White Horse and Hambleton Hills.

### STEP INSIDE

As you step into the entrance vestibule, you'll find a practical space perfect for hanging coats and storing shoes. The sitting room, with its high ceilings and feature fireplace, exudes warmth and character, making it an inviting space for cosy nights in. Original built-in cupboards add to the room's charm, while UPVC double glazing and background solid fuel heating ensure comfort throughout the seasons.

The heart of the home is the modern dining kitchen, a sociable space fitted with cream-coloured base and wall-mounted cupboards, complemented by stylish worktops. Equipped with all modern conveniences, this kitchen is perfect for both everyday meals and entertaining. An under stairs cupboard provides additional storage, and a door leads to the charming courtyard, ideal for alfresco dining and for displaying flowering plant pots.





## UPSTAIRS

Upstairs, two double bedrooms each boast their own ensuite, offering privacy and convenience. One bedroom treats you to breathtaking views of the White Horse, a daily reminder of the natural beauty that surrounds this home. A staircase leads to a versatile loft room with a Velux window, perfect for use as a home office or playroom.

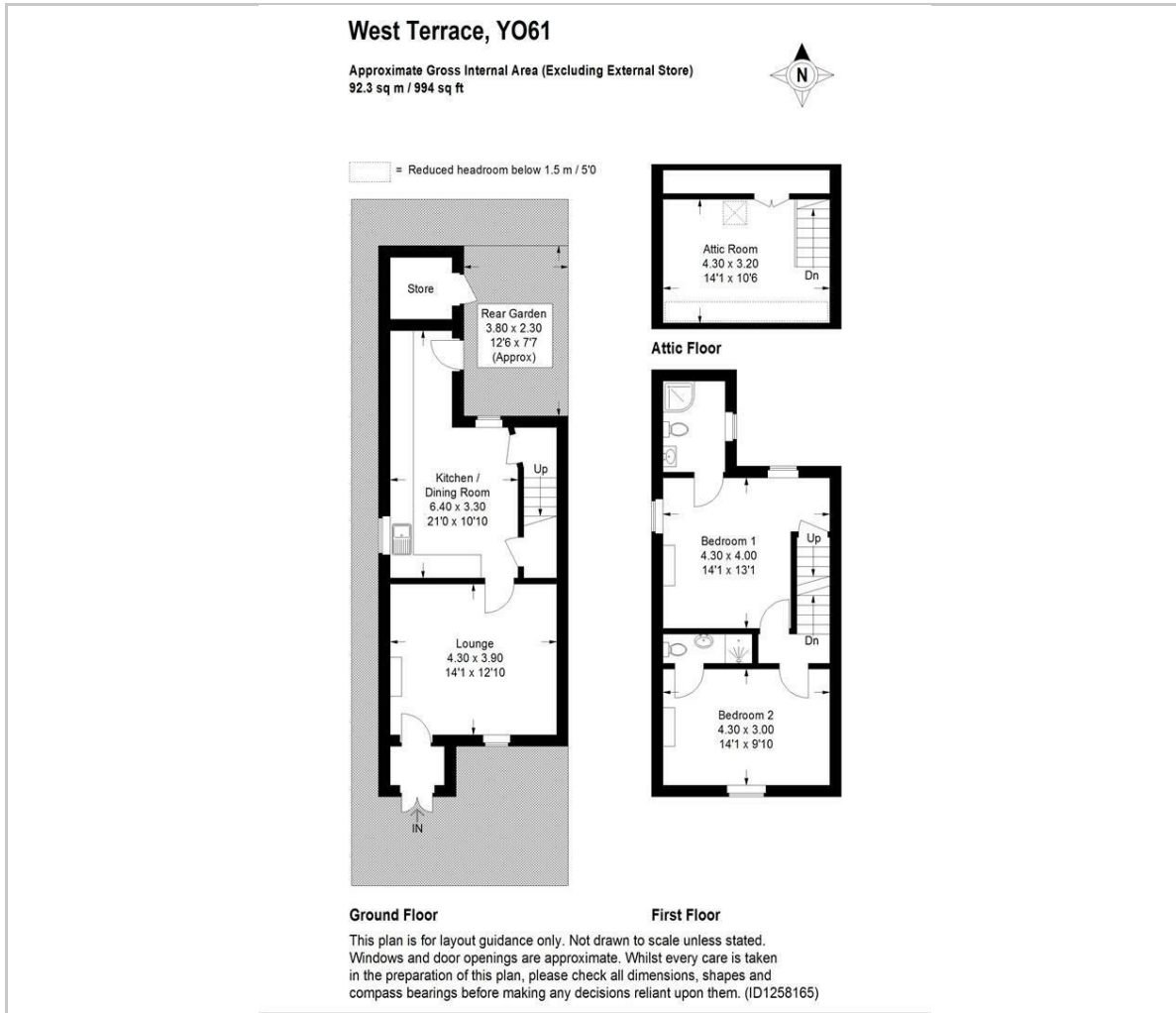
## OUTSIDE

Outside, the rear courtyard is complemented by a timber porch, integral brick store, and wood store, while the front of the property offers off-street parking.

This lovely home in an idyllic village setting is a rare find, promising a lifestyle of tranquillity and charm. Don't miss the chance to make it yours.



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
Tel: 01347823579 Email: [info@emsleymavor.co.uk](mailto:info@emsleymavor.co.uk) <http://emsleymavor.co.uk>

## Area Map



## Energy Efficiency Graph

