



15, Prospect Cottages, Husthwaite
York, North Yorkshire YO61 4PT

£245,000

Reasons to Buy

- ✓ Semi Detached Family Home
- ✓ Modernised and Beautifully Decorated
- ✓ Open Plan Kitchen/Dining Room
- ✓ Cosy Sitting Room
- ✓ Oodles of Storage/Utility/Cloakroom
- ✓ Two Double Bedrooms and Single
- ✓ Modern Bathroom
- ✓ Enclosed Garden
- ✓ Parking

Overview

Prospect Cottage is positioned on a secluded cul de sac in a desirable village providing a charming blend of modern and country style. The property is situated in a lovely position, beyond the green.

The current owners have updated and modernised their home creating a welcoming and warm family abode. It is wonderfully light and airy, beautifully decorated in soft hues of grey and smart flooring. The sitting room is cosy, and the open plan dining kitchen is super sociable with oodles of storage. There is a utility and cloakroom. Upstairs there are two doubles, single and family bathroom.

Outside is a delightful lawned garden with two seating areas. There is parking for two cars.

What's not to love!



Step Inside

Open your front door, welcome home! Head to right into a cosy sitting room, the focal point is the fireplace with living flame electric fire. With space for a corner sofa, we can imagine family nights in watching a movie.

The wall between the kitchen and dining room has been removed creating an open plan space where the whole family can be together each doing their own thing!

The kitchen is sleek with cream floor and wall mounted cupboards and drawers which perfectly compliment the laminate worktop. Fitted with an electric oven and induction hob. The dining area has space for a dining table and comfy chair. There are useful fitted cupboards.



The French doors bring the outside in and handy for taking plated in and out when alfresco dining!

The utility is a generous space and well placed for dumping muddy wellies after a wet walk. Fitted with cupboards with plumbing for a washing machine, space for tumble dryer and fridge / freezer.

Upstairs

Take the stairs to the first-floor landing, the window to the side makes it light and airy. There are two double bedrooms both bathed in natural light from the windows.

The bedroom overlooking the garden has super built-in cupboards. The third bedroom is a single with built in cupboard.



The bathroom has a tranquil vibe with neutral tiling, the bath has a shower over making it ideal for the morning rush or a leisurely soak!

Outside

There is garden to two sides, it is private and enclosed. There is a well-maintained lawn with busy borders housing mature perennials and flowering plants, perfect for little ones to play and keen gardeners.

There are two paved terraces to enjoy alfresco dining with friends and family, or simply relaxing with a glass of fizz watching the sun go down. The useful store is handing for keeping garden equipment.

The front is neat with lawned garden and perennials.



There is parking for Prospect Cottages, on a first come first served basis. The vendor has informed us there is always plenty of space.

Services

Oil Fired Central Heating, UPVC Double Glazing, Mains Drainage.



Local Life in Husthwaite

Husthwaite is a picturesque village surrounded by breath taking scenery towards the North Yorkshire Moors National Park.

There are plenty of stunning walks for dog walkers and ramblers. The hub of the village is the Plum and Partridge, serving wonderful food and fine wines. Nearby are some of the country's finest gastronomic pubs, including The Black Swan at Olstead which was recently voted the world's best restaurant and is under three miles away!

St Nicholas Parish Church is the oldest building dating back to the twelfth century overlooking the pretty village green. There is a wonderful community and the village hall offers many activities and events.

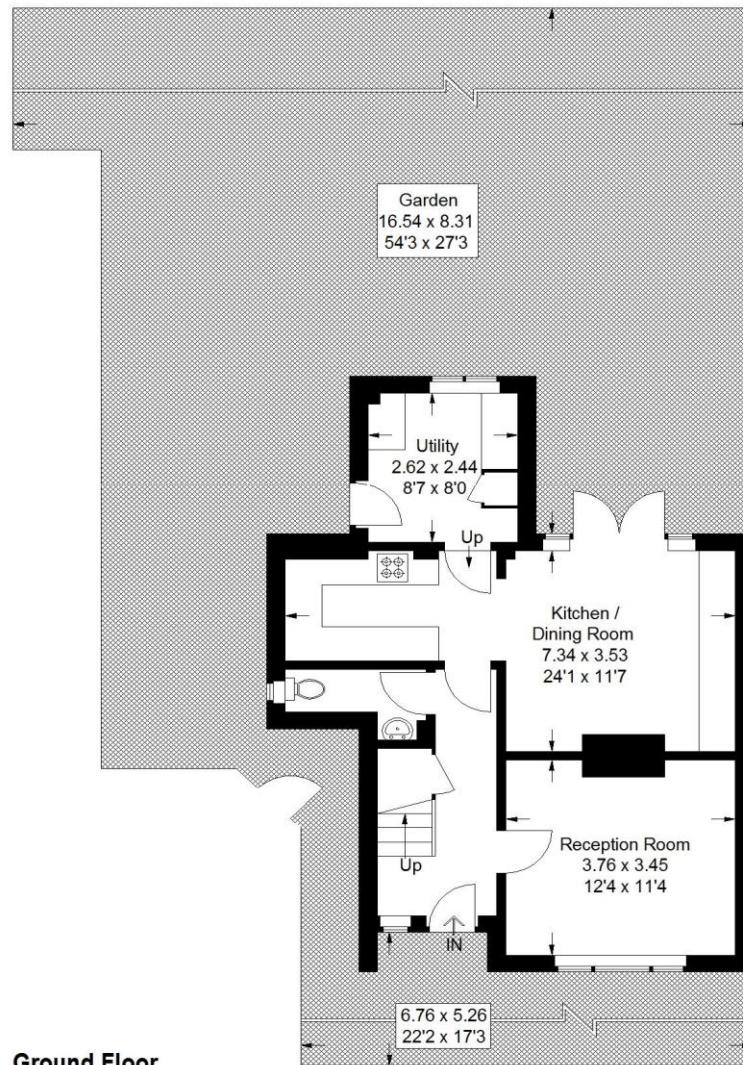
The primary school is highly regarded and there is a bus service.

Emsley Mavor thinks it a lovely place to live!



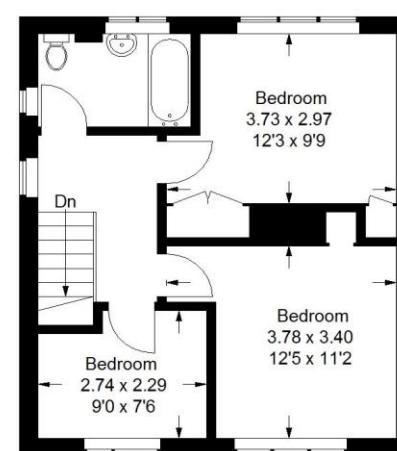
Prospect Cottages, YO61

Approximate Gross Internal Area
Ground Floor = 52.2 sq m / 562 sq ft
First Floor = 41.8 sq m / 450 sq ft
Total = 94.0 sq m / 1012 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID802387)



First Floor

Emsley Mavor Estate Agents
Tel: 01347 823579

1 Tollbooth Building Market Place Easingwold York North Yorkshire YO61 3AB
info@emsleymavor.co.uk
www.emsleymavor.co.uk