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Pax Vobiscum, Husthwaite, York, North Yorkshire

Guide Price £400,000

Situated in the popular village of Husthwaite this four bedroom detached family home is sure to appeal. Offered with NO ONWARD CHAIN it briefly comprises: hallway, dining room, lounge, breakfast kitchen, utility room and to the first floor are four bedrooms and a bathroom. Outside are gardens front and rear and there is a driveway leading to a single garage. EPC rating E and Council Tax Band F. Apply Easingwold Office on 01347 823535.

HUSTHWAITE

Hustwaite is a highly regarded and picturesque village nestled at the foot of the Hambleton Hills in North Yorkshire, offering an idyllic rural lifestyle with a strong sense of community. The village benefits from a well-regarded primary school, a traditional village pub, village hall, and church, making it particularly appealing to families and those seeking a close-knit environment. Surrounded by beautiful countryside and scenic walking routes, Hustwaite enjoys easy access to the Howardian Hills and the nearby market towns of Easingwold and Thirsk, both of which provide a wider range of shops, amenities, and transport links, including mainline rail services to London and Edinburgh.

HALLWAY

Accessed via fully glazed (opaque) Upvc front door, full length glazed panel to side, wood flooring, stairs to first floor, understairs storage cupboard, radiator

DINING ROOM

Wood flooring, window to front aspect, radiator

LOUNGE

Tiled fireplace with coal effect gas fire, fully glazed patio doors to rear garden, full length glazed panels to side, radiators x 2

BREAKFAST KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset double stainless steel sink unit, integrated electric double oven, gas hob and cooker hood, window to rear aspect, radiator

UTILITY ROOM

Fitted with a range of base and wall mounted units with matching work surface, plumbing for washing machine and dishwasher, space for tumble dryer, floor mounted oil fired central heating boiler, window to rear aspect, part glazed door to rear aspect

BEDROOM FOUR/SNUG

Windows to front and rear aspects, fireplace with gas fire, radiator

FIRST FLOOR LANDING

Loft access point, radiator

BEDROOM ONE

Fitted wardrobes and bedroom furniture, window to rear aspect, radiator

BEDROOM TWO

Fitted wardrobes, window to front aspect, radiator

BEDROOM THREE

Fitted wardrobes and bedroom furniture, window to rear aspect, radiator

BATHROOM

Panelled bath with electric shower over, low flush wc, pedestal wash basin, airing cupboard, radiator, opaque window to front aspect

OUTSIDE

To the front of the property is a garden laid mainly to lawn with borders of plants and shrubs. There is a pathway down one side of the property giving gated access to the enclosed rear garden. This is south facing and landscaped for ease of maintenance. There is a shed and 2 x gas bottles (for the hob and fire)

GARAGE AND PARKING

A driveway with off street parking for one vehicle leads to a single garage with up and over door. This has power and light laid on and the oil tank is situated in here.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







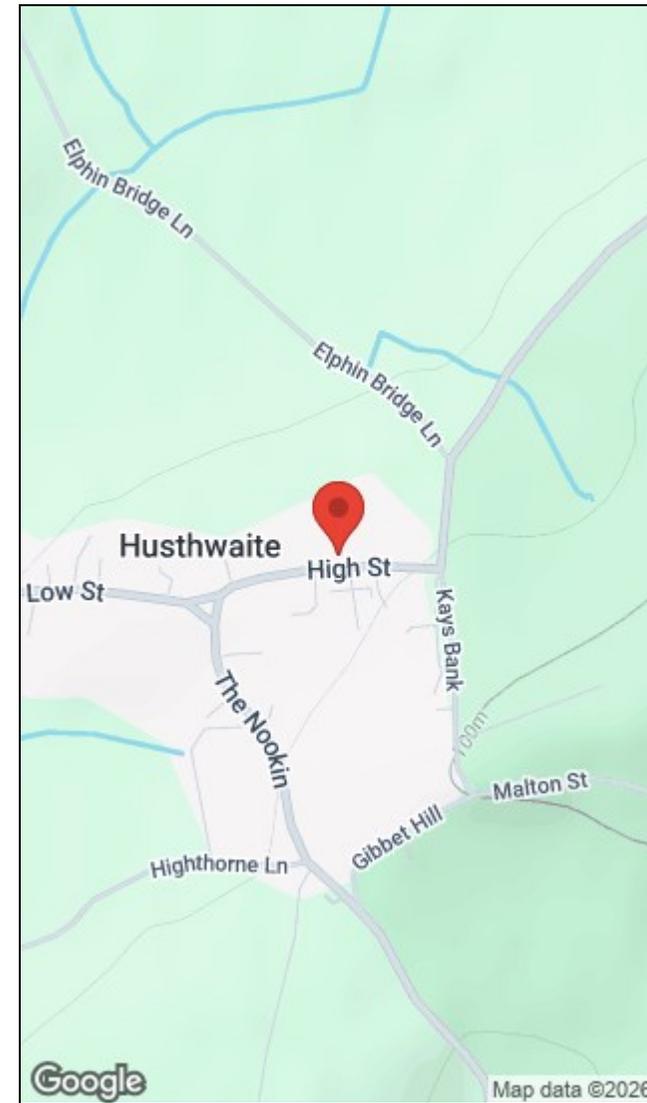






TOTAL FLOOR AREA : 1440 sq.ft. (133.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	62
(21-38) F	40
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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