



**Prospect Cottages**  
**Husthwaite**  
**York**  
**YO61**

**Offers in Excess of £280,000**

**bettermove**

# Prospect Cottages York

Bettermove are proud to present this 3 bedroom bungalow in Husthwaite.

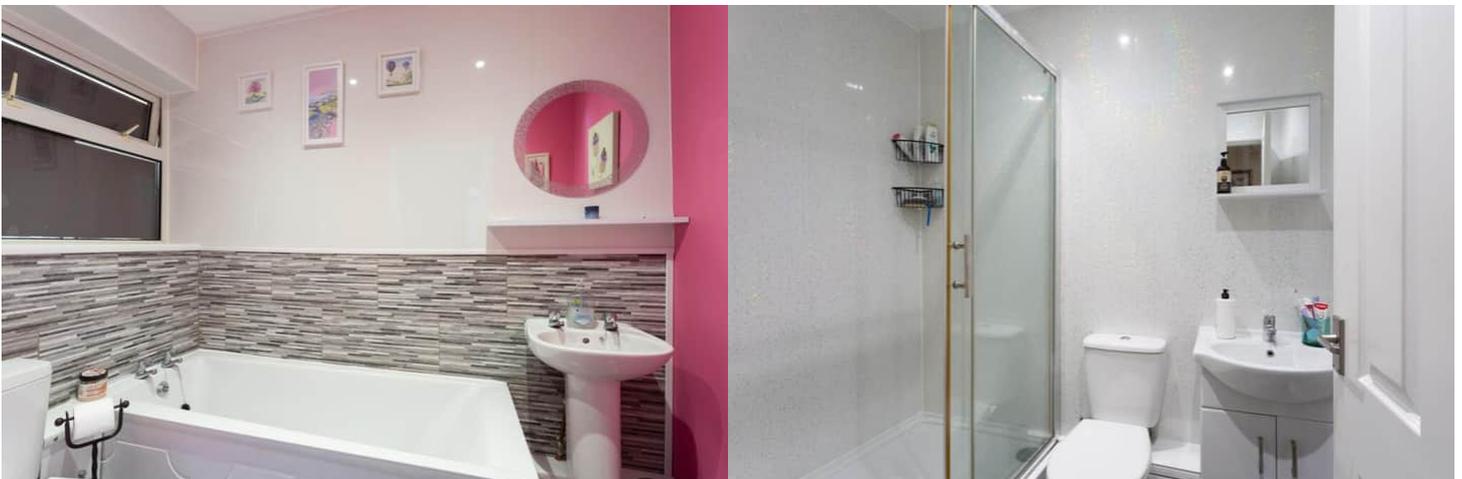
This property benefits from double glazing, a wood burner, and oil heating throughout, with off road parking available for one vehicle, via the driveway.

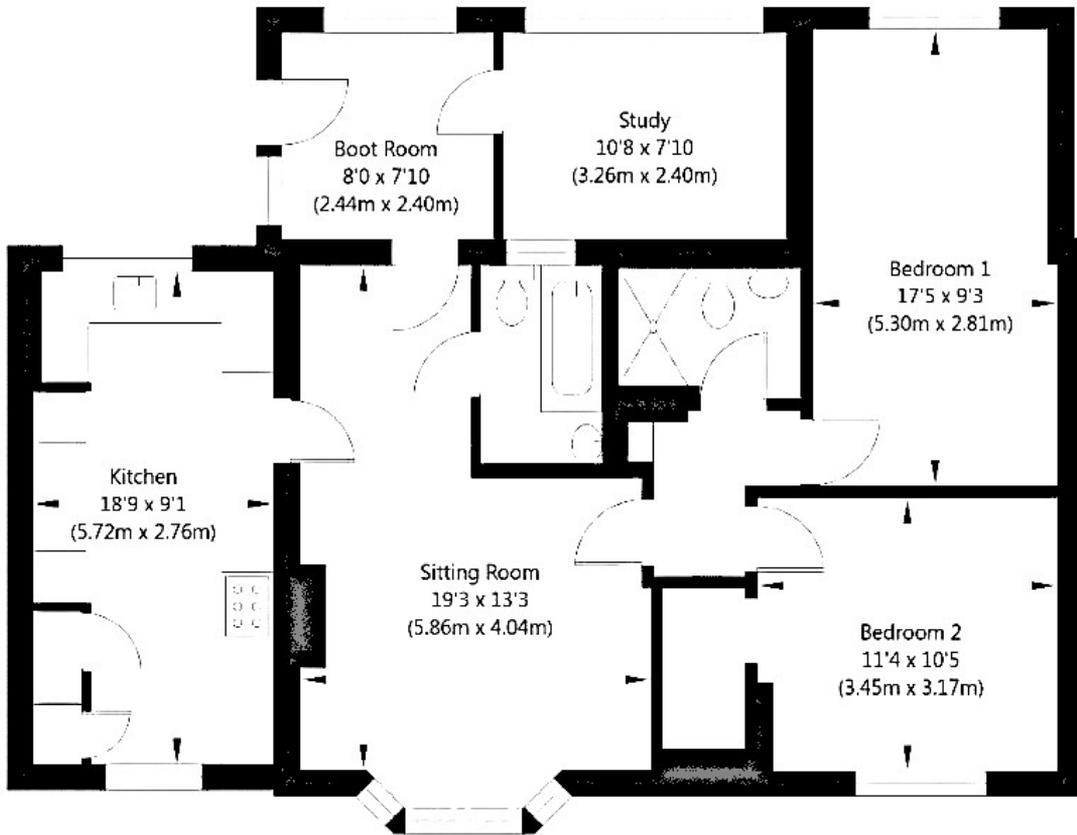
The council tax band is D.

The interior of this beautifully presented property comprises a sitting room with wood-burning stove and bay window, a dining area and a recently fitted kitchen. The accommodation further includes a utility/boot room, three bedrooms, including a spacious principal bedroom, alongside a bathroom together and stylish shower room. The exterior boasts a terraced front garden with lawn and seating area, perfect for enjoying the summer months. To the rear, the property benefits from a low-maintenance enclosed garden with gated access and on-street parking.

Located in the sought after village of Husthwaite, York, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Thirsk Train Station, a variety of local bus routes, and quick access to the A1(M).

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 999 SQ FT / 92.84 SQ M

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC		



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)