



5 Eastwood Court, Carlton Minnott, YO7 4PA  
Chain Free £225,500



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE



Set in the village of Carlton Miniott, this family home offers excellent living accommodation set over two floors and no onward chain. The village is ideal for many as there is a respected primary school, village shop, pubs and the fantastic rail service and links to the motorway. Priced accordingly, viewings are essential.



## The village of Carlton Miniott

The village of Carlton Miniott has retained its individual character and provides a respected primary school, three local pubs and shop. The village is close to Thirsk which is ideally placed for those who enjoy country pursuits and together with a popular race course, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:

The Spa town of Harrogate (22 miles)

Historic York (21 Miles)

Leeds ( 30 Miles) and

Teesside (23 Miles)

Thirsk has the following excellent rail connections:

Trans Pennine Express to York, Leeds and Manchester and the Grand Central Train line giving direct access to London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20 mile radius, well respected private schools include: Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

## Property Description

On entry, the reception area leads to the living room and there is also a staircase to the first floor accommodation. To the front elevation of the property, the living room is a good size and benefits from a large window overlooking the green, allowing ample natural light into the room. Furthermore, being open plan with the dining room, which accommodates a dining suite, there is a window to the south elevation and a door to the extended kitchen.

Being adjacent to the kitchen, should the dining room wall be removed, (subject to any planning/building regulations) then this would become a much larger breakfast/living/kitchen which would add value to the home, given current market trends.

The fitted kitchen is an excellent size and offers superior storage and also worksurface area, There is also a host of fitted appliances, very useful understairs storage cupboard and a window to the rear elevation. Access to the rear garden is through a side door,

On the first floor, there are two large double bedrooms which both benefit from fitted wardrobes though the main bedroom does have the advantage of the open views over countryside. The third bedroom is a good sized single bedroom with a window overlooking the green to the front.

We have also been informed that the loft area is part boarded with light and provides good further storage. Accessed via a hatch and ladder from the landing.

The vendor has adapted the bathroom to a shower room, though a bath would have been originally fitted and may be returned if required,

Externally, there is a pleasant and manageable garden to the front with flowering borders and footpath to the front door. To the rear, the vendor has a variety of plants in pots and also freestanding small green house. There is also space for a table and chairs. For ease, there is artificial grass laid, up to the hedge border.

To access the rear of the home, there is a drive located to the right of the next door end terrace and is shared by all residents and , we presume, is unadopted by the local council.

This road leads to each residents parking / garage. The garage to this home is the middle one of a block of three and has been reroofed,

## Important Information

The property is freehold

Heating is via modern electric heating as is the hot water.

Council: North Yorkshire

Tax Band: C

EPC: E

E P C L i n k : <https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2210-6120-2492-2305>

## Disclaimer

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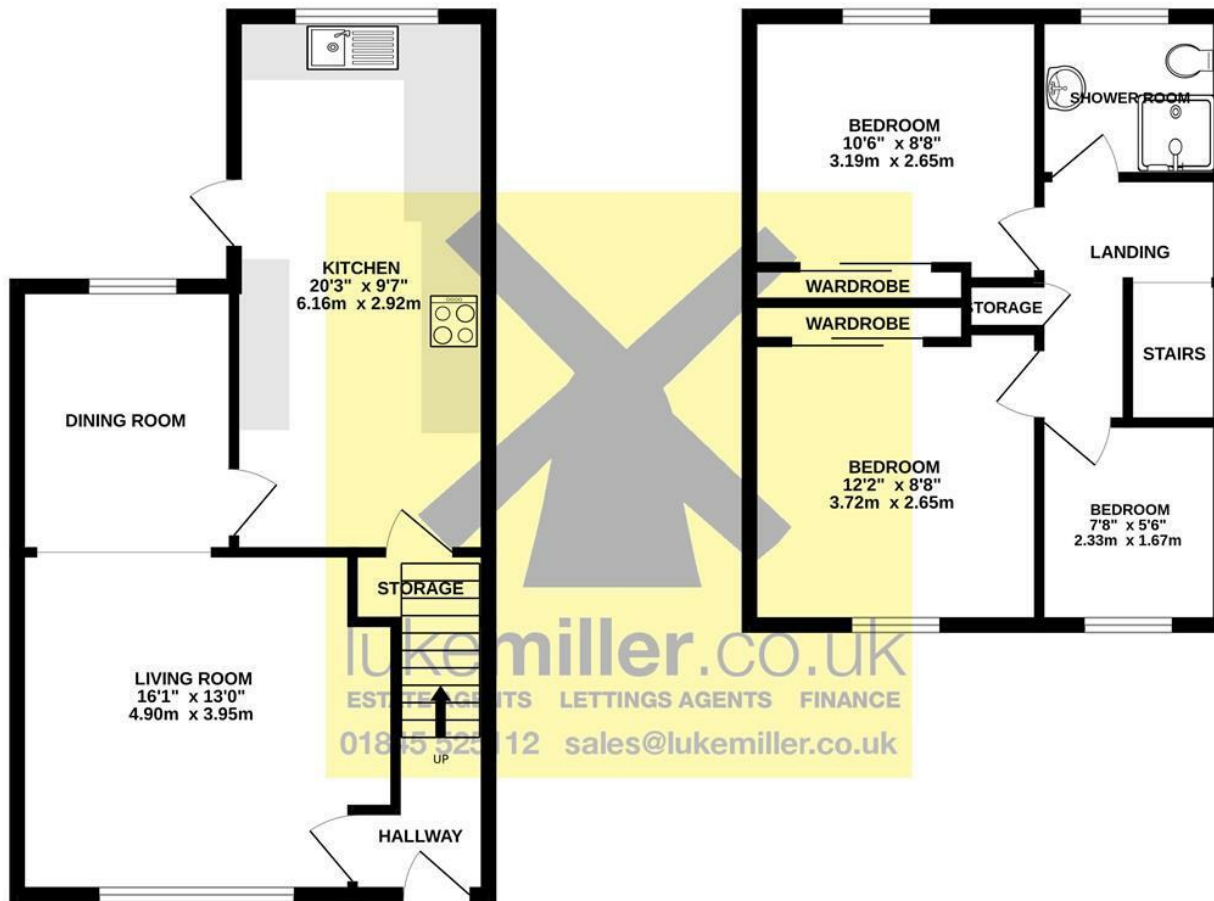






GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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