

7 Manfield Terrace, Carlton Miniott, YO7 4NE
Price Guide £225,000



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

Beautifully presented, this family home is close to the train station, primary school and also local shop. With large living accommodation, excellent parking and set in a vibrant village, viewings are essential.



The Property

On entry into the reception area, there is a staircase to the first-floor accommodation and a door to the living room where there is a wood-burning stove set as the focal point. With ample space for a suite, there is a window to the front elevation and a door to the dining room.

The dining room offers exceptional storage cupboards which are vital in a family home. With space for a dining table and chairs, there still is enough floor space to accommodate further freestanding furniture. For buyers looking to enhance the floor space and potentially add value, then the removal of the wall between the dining room and living room may be the perfect solution.

(Luke Miller & Associates recommend that any planning permissions be sought through the local council and advice from a reputable builder prior to undertaking any works.)

The kitchen offers excellent fitted base and wall units, a Belfast sink and ample worksurfaces with space for appliances. A range cooker is included in the price. Furthermore, there is a door to the rear courtyard and open access to the utility room which has coordinating units, worktops and appropriate plumbing in place.

The first floor has the primary bedroom which has the benefit of an en suite shower room whilst bedroom two is a good size.. Completing the first floor is the large attractive bathroom with a freestanding roll top bath, wash hand basin set on a pedestal and a w.c. Finished with a half height panel surround.

On the second floor, this large room has the advantage of two large Velux windows offering views towards Sutton Bank. Accommodating a double bed and with storage, this is a very flexible space.

Externally, there is a spacious courtyard area with access to the useful outside brick-built store and a gate leading to the parking and garage, crossing the private lane for Manfeld Terrace residents.

The garage and parking are unusually generous for this style of home. The drive easily accommodates one large vehicle or two smaller cars and an oversized garage allows for further parking or workshop.

According to the homeowner the following installations were completed - An ideal Gas Boiler installed in December 2020, Wood burning stove installed in 2022, Chemical Damp Proof Course in the Lounge and adjoining wall in the Dining Room in June 2023, Remedial work to the chimney and flashing 2024.

Further Information

The property is freehold
Council: North Yorkshire
Tax Band: B

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2685-5030-2609-4785>

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.

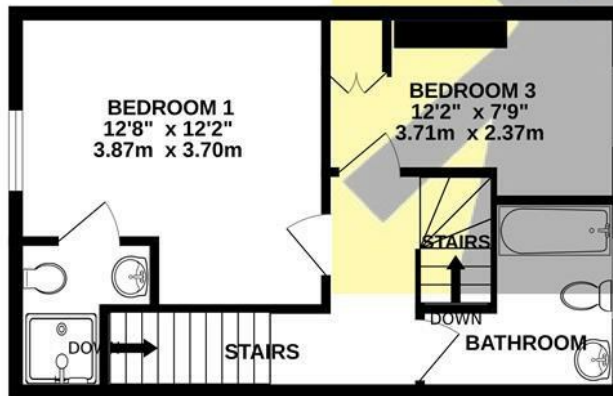
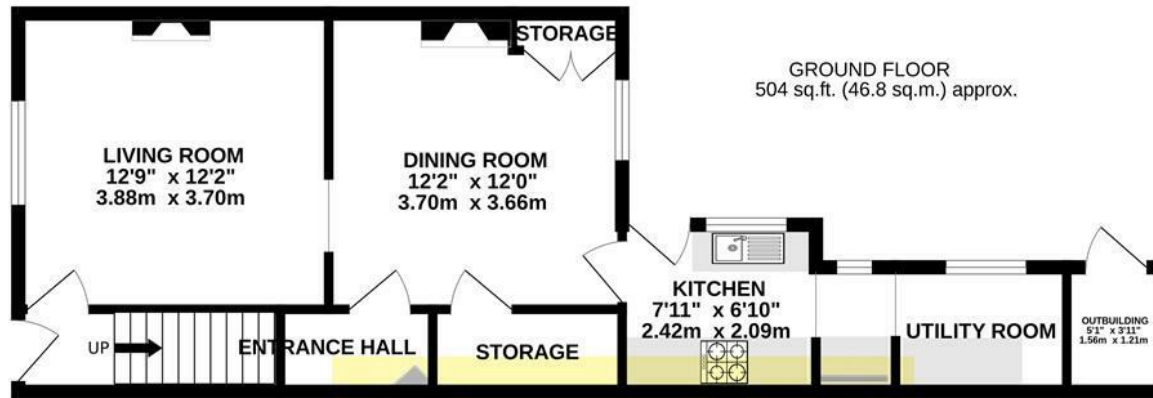
There are three primary schools and a secondary school in Thirsk. Additionally, within a 20 mile radius, well respected private schools include: Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Disclaimer

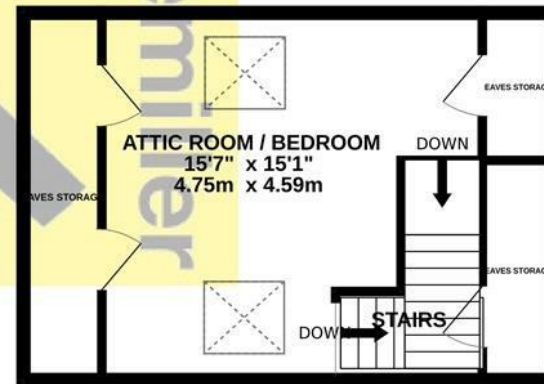
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1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.4 sq.m.) approx.

TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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