

# HUNTERS<sup>®</sup>

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## Railway Cottages

Carlton Miniott, Thirsk, YO7 4NA

Asking Price £230,000



Council Tax: B



# 14 Railway Cottages

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## Entrance hall

Double glazed leaded light door opening from the front of the property. Stairs off to first floor, stripped wooden door to living room and central heating radiator.

## Living Room

14'1" x 12'11" (4.31 x 3.95)

Good sized living room with double glazed window looking over the rear garden. Feature brick-built fireplace with inset multi-fuel stove and 'Mouseman' timber mantle. Engineered wood flooring, TV aerial points, coved ceiling and central heating radiator. Useful under stair space which is open to the room.

## Dining Kitchen

16'3" x 7'10" (4.97 x 2.4)

Modern fitted kitchen with a range of floor and wall mounted units with granite effect rolled edge worktops and tiled splash backs. Appliances incorporated within the units include; contemporary one and a half bowl sink and drainer unit with mixer tap, integrated stainless steel electric oven, four ring gas hob and extractor fan above. Double glazed window to rear and central heating radiator.

## Utility

11'5" x 6'0" (3.48 x 1.85)

Fitted work surface with under counter space for a dishwasher, built in full height storage. Double glazed door and window onto the rear yard.

## Laundry/WC

8'5" x 4'8" (2.59 x 1.44)

Plumbing and space for a washing machine, space for a tumble drier and useful storage. Low flush WC and handbasin, part tiled walls and obscure glazed window to the rear elevation.

## First Floor Landing

### Bedroom One

16'2" x 10'5" (4.93 x 3.18)

A pleasant room with double glazed window to the front garden and outlook over surrounding farmland and the distant Hambleton Hills. Engineered wood flooring, coved ceiling, central heating radiator and door to stairs accessing the loft room.

### Bedroom Two

11'5" x 8'10" (3.49 x 2.71)

Double glazed window to rear elevation, coving to ceiling and central heating radiator.

### Bathroom

7'4" x 6'9" (2.26 x 2.08)

Fitted with a modern white three piece suite comprising; pedestal wash hand basin, low flush WC and panelled bath with shower over, and extractor fan. Ceramic tiling to splash back areas, double glazed window to the rear elevation and central heating radiator.

### Loft

14'11" x 11'6" (4.56 x 3.52)

Currently used as an occasional guest bedroom and storage, the room offers potential to convert to a permanent bedroom (subject to any necessary consents). Velux window to front elevation and central heating radiator. Under eaves storage on both sides.

### Externally

Enclosed rear paved yard with gated access.

DETACHED GARAGE

## Front Garden

Well maintained garden which is mainly laid to lawn with well stocked flower borders, vegetable garden and summer house.

## Rear Yard

Paved yard with personal door to garage

## Garage & Parking

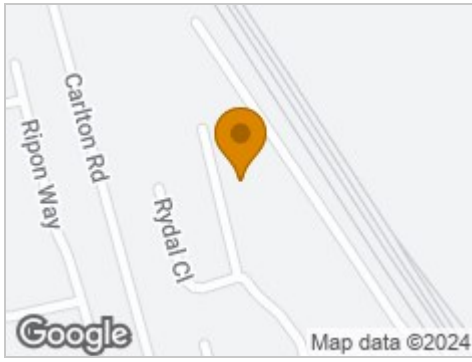
13'10" x 11'1" (4.24 x 3.38)

Detached single garage with up and over door, power and lighting, access door to the rear. We are informed by the vendors that the property has parking rights for one car.

An opportunity to purchase this period two bedroom terrace in the popular village of Carlton Miniott. The property offers good sized accommodation over two floors and with the useful addition of a loft space with Velux windows, There are well stocked gardens and a single garage. Viewing recommended.



## Road Map



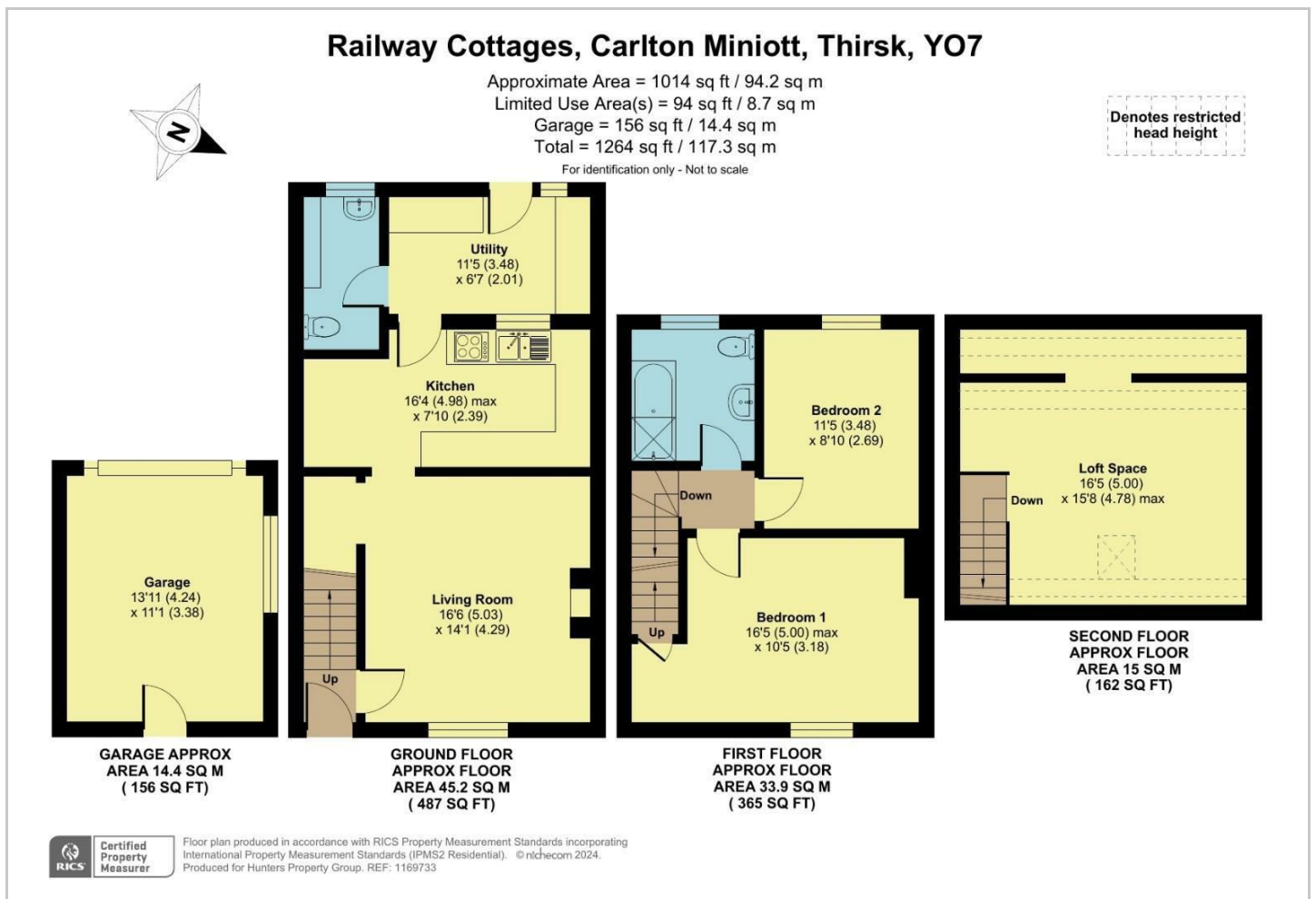
## Hybrid Map



## Terrain Map



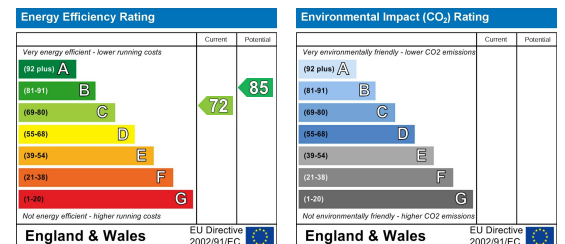
## Floor Plan



## Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.