

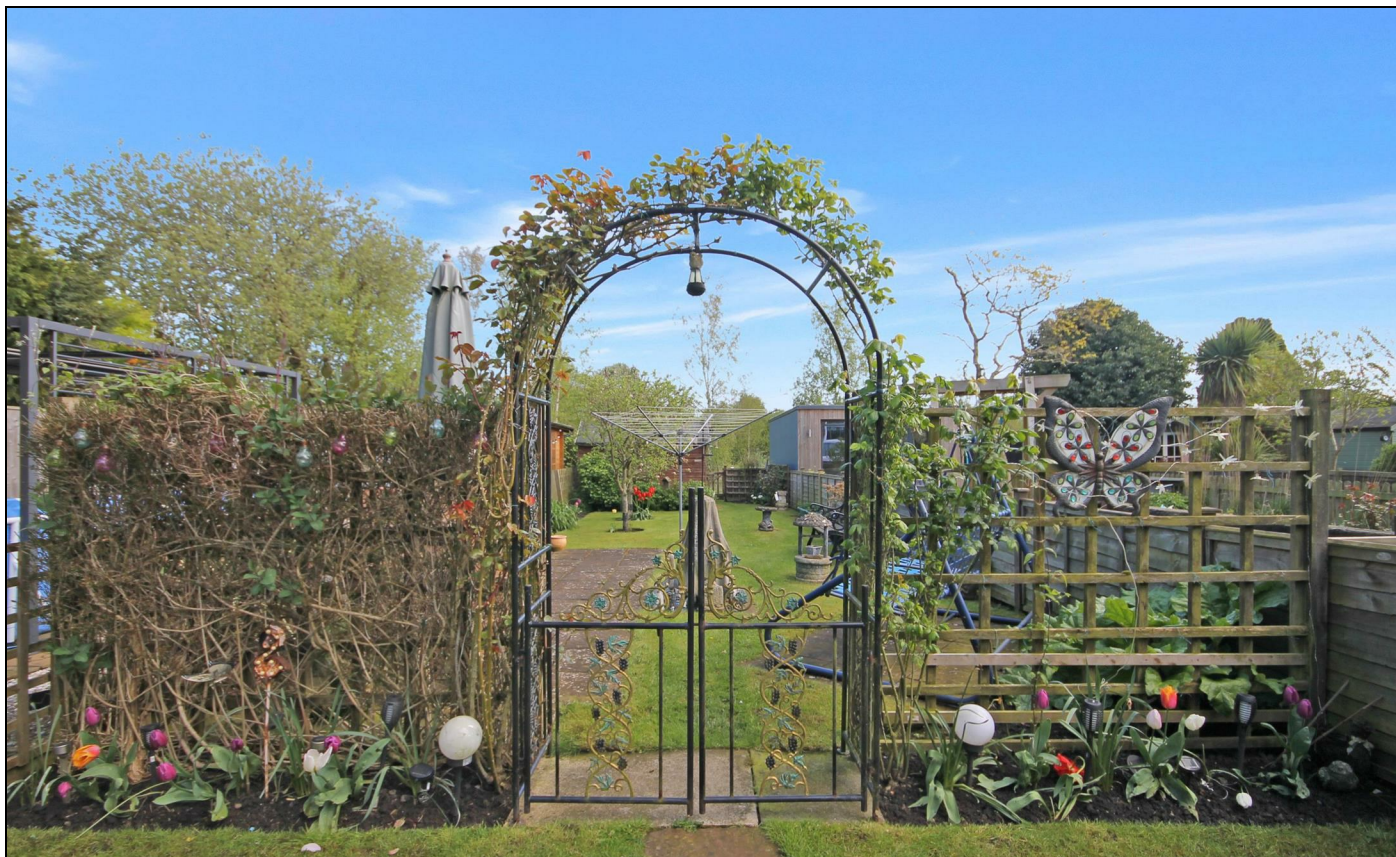


James Winn
Estate Agents

Tel: 01845 524488 Fax: 01845 522855

www.jameswinn.co.uk

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD
thirsk@jameswinn.co.uk



10 Railway Cottages, Carlton Miniott Thirsk YO7 4NA

A great opportunity to purchase this good sized three-bedroom mid terrace property situated on Railway Cottages in the small village of Carlton Minott. With accommodation over two levels to include an entrance hall, a good sized living room, kitchen/diner, utility room and house bathroom/WC. Upstairs there is three bedrooms the larger with a built in wardrobe. Externally is a good sized garden with mostly laid lawn, timber shed & a greenhouse. The property also comes with a large double garage with power and lighting. EPC rating C, council tax band B.

Offers Over £220,000

LOCATION

Situated within the village of Carlton Miniott to the West of Thirsk in a sought after residential area. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate. Carlton Miniott is also the location of Thirsk mainline station providing associated commuter links. There is a large playground and football pitches within walking distance as well as the Post Office/ village shop.

DIRECTIONS

Leaving Thirsk Market Place via Westgate proceed to the mini-roundabout and take the second exit onto Station Road which later becomes Carlton Road. After crossing over the railway bridge turn first right onto Coniston place, continue on this road until you reach Railway Cottages.

THE ACCOMODATION COMPRISES

ENTRANCE HALL

3'7" x 2'11" (1.09m x 0.89m)

With front facing UPVC paneled door access to first floor and door to lounge.

LOUNGE

13'10" x 12'11" (4.22m x 3.94m)

With front facing UPVC double glazed window, TV point, understairs storage, gas fire and a radiator.



KITCHEN DINER

7'11" x 16'2" (2.41m x 4.93m)

With rear facing UPVC double glazed window, stainless steel sink + drainer, integrated oven, microwave electric hob, plumbing for dishwasher, a range of wall, draw & floor units and a radiator.



UTILITY

6'0" x 4'5" (1.83m x 1.35m)

With side facing UPVC door, plumbing for washing machine, space for fridge and tiled flooring.



BEDROOM ONE

10'2" x 12'9" (3.10m x 3.89m)

With front facing UPVC double glazed window, built-in wardrobe and a radiator.



BEDROOM TWO

11'7" x 8'10" (3.53m x 2.69m)

With rear facing UPVC double glazed window, storage cupboard and a radiator.



BEDROOM THREE

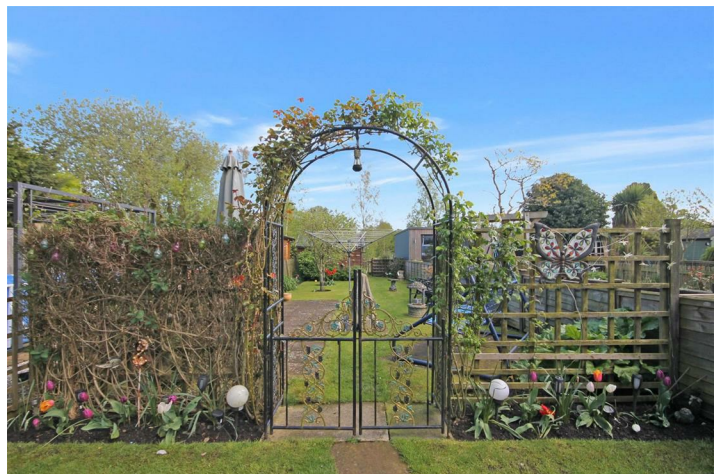
7'4" x 6'11" (2.24m x 2.11m)

With rear facing UPVC double glazed window and a radiator.



GARDEN

A good-sized enclosed lawn with mostly laid lawn, a timber shed and a greenhouse.



GARDEN



GARAGE

A good size garage with power, lighting and an up & over garage door.

EXTERNALLY



HOUSE BATHROOM/W.C

8'7" x 4'9" (2.62m x 1.45m)



VIEWING

Viewing is Strictly By Appointment Only.

MORTGAGE ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property as mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No

PARKING ARRANGEMENTS: Parking in garage for one vehicle.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

FREEHOLD

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

GROUND FLOOR

1ST FLOOR



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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