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9 Railway Cottages, Carlton Miniott Thirsk YO7 4NA

This terraced cottage is situated within the sought after Carlton Miniott part of Thirsk within walking distance of the train station. The property offers accommodation to include entrance hall, lounge with multi-fuel stove, a beautiful kitchen diner, two double bedrooms and bathroom/w.c. with modern white suite. To the exterior of the property there is a very lengthy landscaped garden with multi purpose garden room, a rear courtyard and a garage with fully functional utility area. Viewing is highly recommended to appreciate the location, presentation and character of the accommodation on offer. EPC rating TBC, council tax band B.

£240,000

LOCATION

Carlton Miniott is a delightful and sought after village situated just west of the market town of Thirsk. Facilities include a post office/shop, village school, nursery, playing fields, a large park, two pubs and Thirsk train station which sits on the East Coast mainline. For the commuter there is easy access to both the A1M and A19 and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

Leaving Thirsk via Station Road proceed into Carlton Miniott and take the right hand turn signposted Coniston Way. Proceed to the bottom to Railway Cottages. There is a gate at the front of the terraces and our property is on the left hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With double glazed entrance door to the front elevation and staircase leading to first floor.

LOUNGE

16'4 x 14 (4.98m x 4.27m)

With double glazed window to the front elevation, multi-fuel stove, and radiator.



KITCHEN DINER

16'1" x 15'0" (4.91 x 4.58)

Including a fitted range of wall and base units incorporating work surfaces, 1.5 bowl drainer sink, multi fuel range cooker, built in microwave oven, integrated dishwasher, radiator, triple glazed roof light with self cleaning glass, and double glazed window and door both to the rear.



FIRST FLOOR LANDING

With doors to all rooms and access to loft space.

BEDROOM 1

11'4 x 9' (3.45m x 2.74m)

With double glazed window to the front elevation, fitted wardrobes and radiator. Views across railway track to countryside.



BEDROOM 2

12'11 x 10'9 (3.94m x 3.28m)

With double glazed window to the rear elevation and radiator.



BATHROOM/W.C

7' x 7'5 (2.13m x 2.26m)

Including a modern three piece white suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level w.c and vertical heated towel rail.



EXTERNAL

GARDEN

Lengthy garden which has been landscaped with patio area at both ends.



GARDEN ROOM

12'3" x 5'1" (3.74 x 1.55)

Double glazed doors and windows looking over the garden, power and plug in electric radiators.

Separate access to a store.



GARAGE

24'4 x 10'8 (7.42m x 3.25m)

With fitted utility area, including a fitted range of wall and base units incorporating work surfaces, 1.5 bowl drainer sink, plumbing and space for a washing machine, space for a tumble dryer, radiator, electric points, double glazed door and windows to the side and an internal door to the remainder of garage that is fitted with shelving and a roll garage door. Between garage and house there is an insulated services transit box allowing for hot and cold water supply and a central heating connecting of the radiator.



VIEWING

Viewing is Strictly By Appointment Only.

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.

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.



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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