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1 Eastwood Court, Carlton Miniott YO7 4PA

An opportunity to purchase this well presented home situated in a sought after location in the village of Carlton Miniott set back from the road behind a green. The property offers good sized accommodation on two levels to include an entrance hall, a lounge with multi-fuel stove, a dining room, a modern fitted kitchen, a rear porch/ utility room, a first floor landing, three bedrooms and a modern house bathroom/ w.c. with white suite. To the exterior of the property there are front & rear gardens with space for extension subject to the granting of planning permission, a garage and a workshop. The property has open countryside to the rear & side with nice views. With the added benefits of double glazing & gas central heating viewing is recommended to appreciate the size, presentation & location of the accommodation on offer.

EPC Rating - TBC. Council Tax Band - C

£245,000

LOCATION

Situated within the village of Carlton Miniott to the West of Thirsk behind a green in a row of houses well away from the main road with countryside to the rear. The village of Carlton Miniott offers superb access to Thirsk train station, public houses, a shop and a well regarded school. 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. The main East Coast rail line stops in Thirsk and the station is within walking distance.

DIRECTIONS

Leaving Thirsk via Station Road proceed into the village and across the mini roundabout, proceed into the second part of the village to where the property is located on the left hand side near the school. The driveway is to the rear.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With double glazed entrance door, radiator and staircase to the first floor



LOUNGE

15'6" x 11'10" (4.72m x 3.61m)

With a front facing UPVC double glazed bow window, oak flooring, multi fuel burner, TV point and a radiator.



DINING ROOM

10'6" x 6'11" (3.20m x 2.11m)

With a rear facing UPVC double glazed window, oak flooring and a radiator.



REAR PORCH

7'7" x 4'4" (2.31m x 1.32m)

With double glazed windows to the rear elevation, tiled floor, space & plumbing for a washing machine and a double side facing glazed entrance door.

KITCHEN

10'5" x 7'8" (3.18m x 2.34m)

With a rear facing door to porch, laminate flooring, stainless steel sink + drainer, a range of wall, drawer & floor units, pantry/store cupboard and a radiator.



FIRST FLOOR LANDING

With two cupboards and doors to all rooms.

BEDROOM ONE

14'0" x 9'3" (4.28 x 2.83)

With double glazed window to the front elevation, telephone point and radiator.



BEDROOM TWO

10'7" x 9'1" (3.23m x 2.79m)

With a rear facing UPVC double glazed window with a view across countryside, fitted wardrobes and radiator.



BEDROOM THREE

7'7" x 5'11" (2.31m x 1.80m)

With a front facing UPVC double glazed window and a radiator.



HOUSE BATHROOM/ W.C.

4'8" x 5'9" (1.44 x 1.76)

With a rear facing UPVC double glazed window, low level w.c, paneled bath + shower over, pedestal wash hand basin, laminate flooring and a radiator.



REAR GARDEN

Good sized side & south east facing rear gardens offering space to extend (subject to the granting of planning permission) with lawn, patio, hedged & fenced boundaries and rear gated access.



SHED/ WORKSHOP

With door to the garage of timber construction with light & power.

FRONT GARDEN

To the front of the property there is a lawned garden with hedged boundaries and woodchipped shrub borders.



GARAGE

With up and over door, light & power and door to the workshop. The garage is accessed via a driveway to the front.



EXTERNAL

VIEWING BY APPOINTMENT

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.

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.

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.

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 has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: YES

PARKING ARRANGEMENTS: GARAGE AND PARKING FOR ONE TO THE REAR OF PROPERTY

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.



1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 833 SQ.FT. (77.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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