



**James Winn**  
**Estate Agents**

**Tel: 01845 524488 Fax: 01845 522855**

[www.jameswinn.co.uk](http://www.jameswinn.co.uk)

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD

[thirsk@jameswinn.co.uk](mailto:thirsk@jameswinn.co.uk)



### **1 Thirlmere Close, Carlton Miniott Thirsk YO7 4LP**

An incredible opportunity to purchase this very well presented two bedroom detached bungalow located on Thirlmere close in Carlton Miniott. Sitting on a corner plot, this property brings plenty of space both internally and externally. With modern living throughout internal accommodation consists of an entrance hall, large lounge/diner with gas fire, modern kitchen with a range of integrated appliances, large modern bathroom, two double bedrooms both with built in storage and a conservatory. Externally there is an easy to maintain rear garden, a good sized garage and turfed front yard. Viewings are highly recommended to appreciate the size, finish and location of the property. EPC rating B, council tax band D.

**£310,000**



## 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 right onto Carlton Place, then take the first left onto Thirlmere Close where the property is located on your left hand side.

## ENTRANCE HALL

10'1"4" x 5'8" (3.09 x 1.75)

With front facing UPVC panelled door & window, laminate flooring, and a radiator.

## LOUNGE/DINER

22'0" x 12'7" (6.72 x 3.84)

With front & side facing UPVC double glazed windows, gas fireplace and two radiators.



## KITCHEN

14'11" x 10'5" (4.55 x 3.20)

With rear facing UPVC double glazed window & door to garden, a range of wall draw & floor units, integrated dishwasher, microwave, electric oven, fridge & freezer, induction hob, sink + drainer and boiler cupboard with storage.



## BEDROOM ONE

14'8" x 13'11" (4.48 x 4.26)

With side facing UPVC double glazed window, large built in wardrobes and a radiator.



**BEDROOM TWO**

12'0" x 10'9" (3.66 x 3.29)

With side facing UPVC patio doors, built in wardrobes and a radiator.





**HOUSE BATHROOM/W.C**

10'9" x 11'5" (3.30 x 3.48)

With a front facing UPVC double glazed window, walk in shower, tiled flooring & walls, vanity sink unit, low level w.c, panelled bath and a heated towel rail.



**CONSERVATORY**

10'7" x 12'8" (3.25 x 3.87)

With UPVC double glazed windows surrounding and a rear facing door.



REAR GARDEN





## GARAGE

With electric, power and an electric roller shutter door.

## EXTERNALLY



## CLAUSES

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 & FINANCIAL 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 adviser based in Northallerton. 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.

### PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

### VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

### 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 has mains provided gas, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** No charges.

**WATER METER:** TBC

**PARKING ARRANGEMENTS:** Garage and one allocated off street parking space.

### 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.

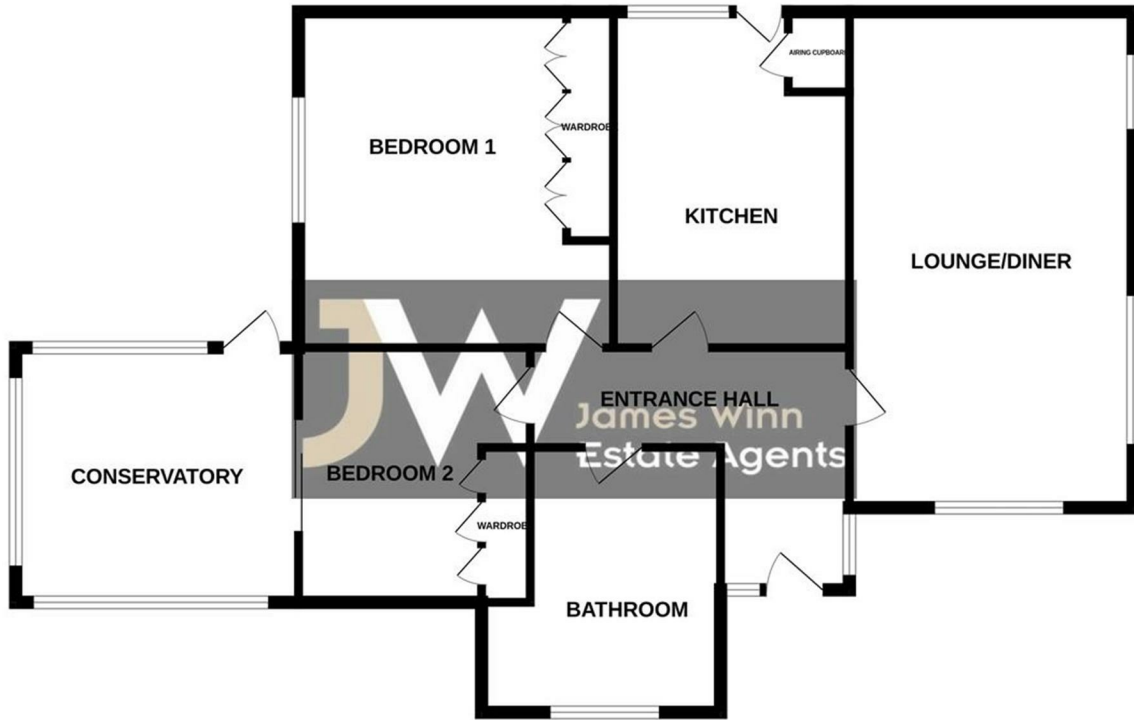
### FREEHOLD

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



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.  
Made with Metropix ©2024