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#### **4 Carlton Terrace, Carlton Miniott Thirsk YO7 4NQ**

This superbly presented, large, mid terrace cottage is situated in the sought after village of Carlton Miniott to the West of Thirsk with fields to the rear. The property offers well proportioned accommodation on three levels to include an entrance porch, a living room with multi-fuel stove, a dining room, a kitchen with partial integrated appliances, an external store & w.c., a first floor landing, two double bedrooms, a modern house bathroom/ w.c with four piece suite and a double attic bedroom. To the exterior of the property there is a forecourted front garden, a rear yard and a South facing rear garden backing onto fields and parking with space for a garage subject to planning permission being granted. With the added benefits of gas central heating, double glazing & rural views viewing is recommended to appreciate the size, location and character of the accommodation on offer. Energy rating 'D' Council Tax Band B

**Asking Price £265,000**

## 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 the village and proceed past the mini roundabout to where the property is located on the left hand side at the end of the first part of the village.

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

With double glazed windows to the front & side elevations and entrance door.

### DINING ROOM

12' x 11'3 (3.66m x 3.43m)

With double glazed window to the front elevation, engineered Oak flooring, double glazed entrance door to the porch, doors to the inner hall and sitting room and radiator.



**SITTING ROOM**

14'8 x 11'11 (4.47m x 3.63m)

With double glazed window to the rear elevation, recessed multi-fuel stove, television point, understairs storage cupboard, engineered oak flooring and radiator.



## KITCHEN

11'4 x 7'8 (3.45m x 2.34m)

Including a range of fitted wall and base units incorporating rolled edge work surfaces, sink unit with mixer taps over, cooker point, extractor hood & light, dishwasher, fridge freezer, radiator and double glazed windows to the side elevation.



## STORE ROOMS & WC

External store rooms with w.c. accessed via the yard. Other houses in the road have incorporated this into the property to create extra space.

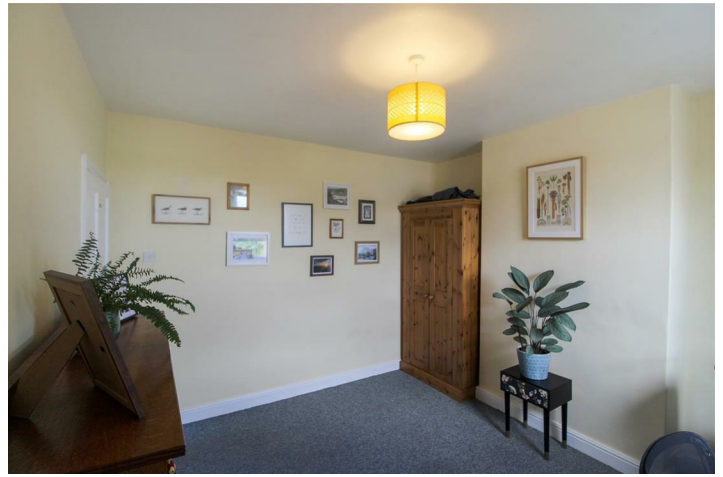
## FIRST FLOOR LANDING

Landing with doors to all rooms.

**BEDROOM**

12'4 x 11'2 (3.76m x 3.40m)

With double glazed window to the front elevation offering partial countryside views and radiator. This bedroom has access to the master through a door but it is a simple job to put a corridor in to separate them as has been done in other houses in the row.



**BEDROOM**

12'2 x 7'7 (3.71m x 2.31m)

With double glazed window to the rear elevation offering countryside views and radiator.



## BATHROOM

Including a modern four piece modern white suite comprising of a step in shower cubicle, panelled bath, hand basin set in vanity unit, hidden cistern w.c., part tiled walls, vertical heated towel rail and double glazed window to the rear elevation.

## MASTER BEDROOM

18'6 x 15' (5.64m x 4.57m)

With Velux window to the rear elevation offering rural views and radiator.



**YARD**

Useful attractive rear yard which is paved with walled boundaries. There is a store and external w.c., a gate leads to the access road and parking.



**REAR GARDEN**

Attractive rear garden across the access lane with lawn, planted beds, vegetable plot and large timber shed. The garden backs onto countryside and is directly South facing.





**PARKING**

Parking area with space for a garage subject to planning permission.



**EXTERNAL**



**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.

## 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:** No

**PARKING ARRANGEMENTS:** One allocated space.

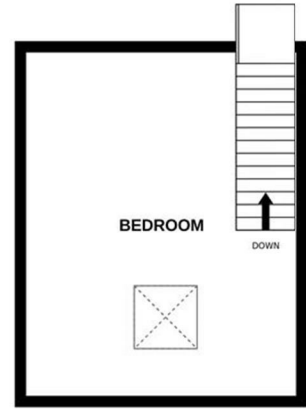
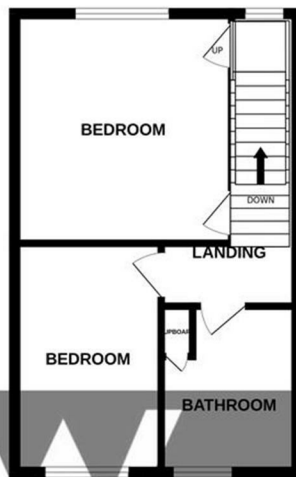
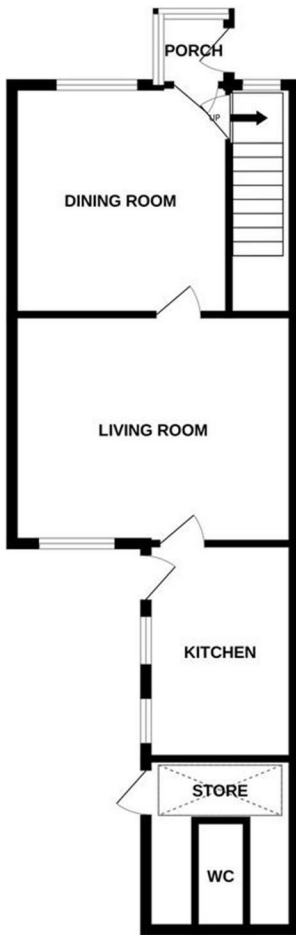
**BROADBAND SPEED:**

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.



TOTAL FLOOR AREA : 1147 sq.ft. (106.5 sq.m.) approx.

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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