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5 Eastwood Court, Carlton Miniott Thirsk YO7 4PA

Introducing a new listing on Eastwood Court; This well-presented home is situated in the sought after village of Carlton Miniott, and is offered to the market with NO ONWARD CHAIN. Set back from the road behind a green, the property has electric heating throughout and offers well-proportioned accommodation on two levels briefly comprising: entrance hall, living/dining room, an extended & modern kitchen with abundant storage, first floor landing, three bedrooms and a tiled, three-piece bathroom suite. Externally, there are front & rear gardens with space for extension (subject to the granting of planning permission) and single garage. The property leads to the serene countryside to the rear and benefits from double-glazing. A physical viewing is recommended to appreciate the size, presentation & location of the accommodation on offer.

EPC Rating - E. Council Tax Band - C.

Offers Over £220,000

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 TransPennine and Grand Central stops at the Thirsk station and the station is within walking distance.

DIRECTIONS

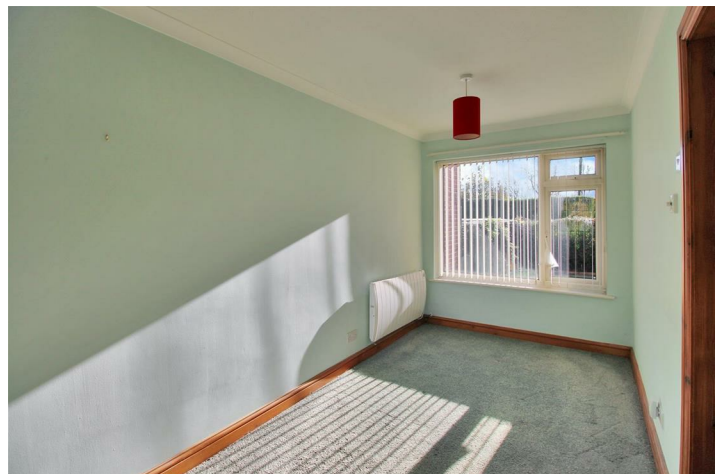
Leaving Thirsk via Station Road proceed into the village and across the mini roundabout, proceed into the second part of the village to where the property is located on the left hand side near the school. The driveway is to the rear.

THE ACCOMMODATION COMPRISES

LIVING/DINING ROOM

26'4" x 11'8" (8.04m x 3.56m)

The living area with a front facing UPVC double glazed bow window, carpeted flooring, electric fireplace, TV point and a radiator. The dining area with a rear facing UPVC double glazed window, carpeted flooring and two radiators.



KITCHEN

20'1" x 7'7" (6.14m x 2.32m)

With a side facing door to the rear garden, vinyl flooring, fitted Bosch double oven, Hotpoint hob, and Bosch dishwasher, stainless steel sink, a range of wall, drawer & floor units, pantry/store cupboard and floor fan heater fitter under the cupboards.



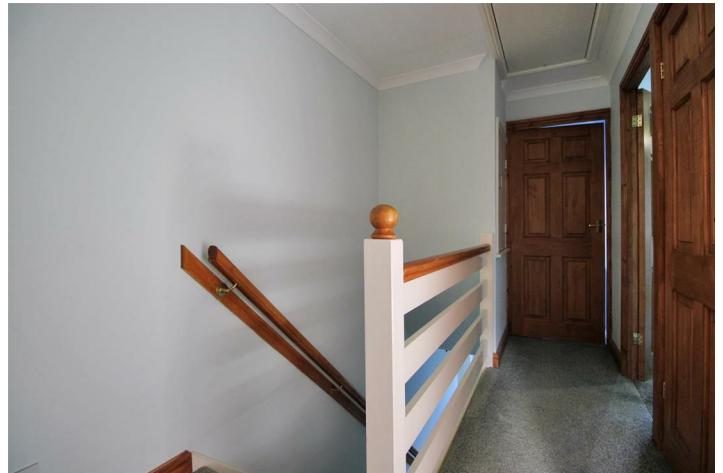
ENTRANCE HALL

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



LANDING

With ladder access to the boarded loft and a light.



BEDROOM 1

12'6" x 9'0" (3.82m x 2.75m)

With front facing double glazed window, fitted wardrobe and a radiator.



BEDROOM 2

10'8" x 8'11" (3.27m x 2.73m)

With rear facing double glazed window, fitted wardrobe and a radiator.



BEDROOM 3

7'8" x 5'11" (2.36m x 1.81m)

With front facing double glazed window and a radiator.



BATHROOM

8'5" x 5'8" (2.58m x 1.75m)

With rear facing double glazed window, low level w.c., wash hand basin and shower cubicle.



REAR GARDEN

With artificial grass and mature shrub borders.



GARAGE

The middle one of three.



EXTERNAL



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.

VIEWING

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 electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: On road parking.

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: n/a

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.

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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