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Tree Tops , Carlton Miniott Thirsk YO7 4NJ

An opportunity to purchase this detached bungalow set in approximately 1.1 acres. The property is located in the village of Carlton Minott, to the west of Thirsk. The accommodation comprises of a porch, kitchen, living room with large open fire place, a master bedroom with an en suite, two further double bedrooms, a house bathroom and large conservatory.

To the exterior there are vast gardens including a series of outbuildings, with the opportunity to renovate or potentially extend, or even build a series of new dwellings (subject to relevant planning permissions) with the overall plot measuring approximately 1.1 acres.

Viewing is essential to appreciate the location, potential and size of the accommodation on offer.

EPC 'tbc' Council Tax 'tbc'

£500,000

LOCATION

Situated within the village of Carlton Miniott to the West of Thirsk. 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.

PORCH

9'2" x 6'6" (2.8m x 2.0m)

With front and side facing windows, side facing door, fitted storage cupboards and a stainless steel sink.



KITCHEN

19'8" x 6'10" (6.0m x 2.1m)

With front facing double glazed windows, fitted kitchen comprising base, wall and drawer units, roll edge work surface, tiled splash backs, ceramic sink and drainer with mixer tap, space and plumbing for appliances.



LIVING ROOM

14'9" x 12'9" (4.5m x 3.9m)

With rear facing sliding doors to conservatory, feature brick fireplace and a radiator.



CONSERVATORY

23'3" x 11'1" (7.1m x 3.4m)

With fully glazed windows on all sides, sliding doors leading to garden and a radiator.



BEDROOM 1

11'5" x 12'9" (3.5m x 3.9m)

With rear facing sliding doors to conservatory, opening to en suite bathroom, and a radiator.



EN SUITE

6'10" x 5'6" (2.1m x 1.7m)

With side facing double glazed window, walk in shower cubicle, hand basin in vanity unit, low level wc, partially tiled walls and a radiator.



HALL WAY

Rear facing glazed door leading to the garden.



BEDROOM 2

14'9" x 9'10" (4.5m x 3.0m)

With side facing double glazed window and rear facing double doors leading to the garden, fire place and a radiator.



BEDROOM 3

9'10" x 11'9" (3.0m x 3.6m)

With front facing double glazed window, built in wardrobes and a radiator.



BATHROOM

9'6" x 5'10" (2.9m x 1.8m)

With front facing double glazed window, bathroom suite comprising panelled bath, pedestal hand wash basin, low level wc and a bidet, radiator.



GARDEN

Large rear lawned garden, mature shrub borders over looking fields to the rear.



OUT BUILDINGS

Selection of sheds, greenhouses and work shops on the site, all offering a variety of different uses and potential.



LAND

Additional land beyond the outline of the rear garden.



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: YES

BROADBAND SPEED:

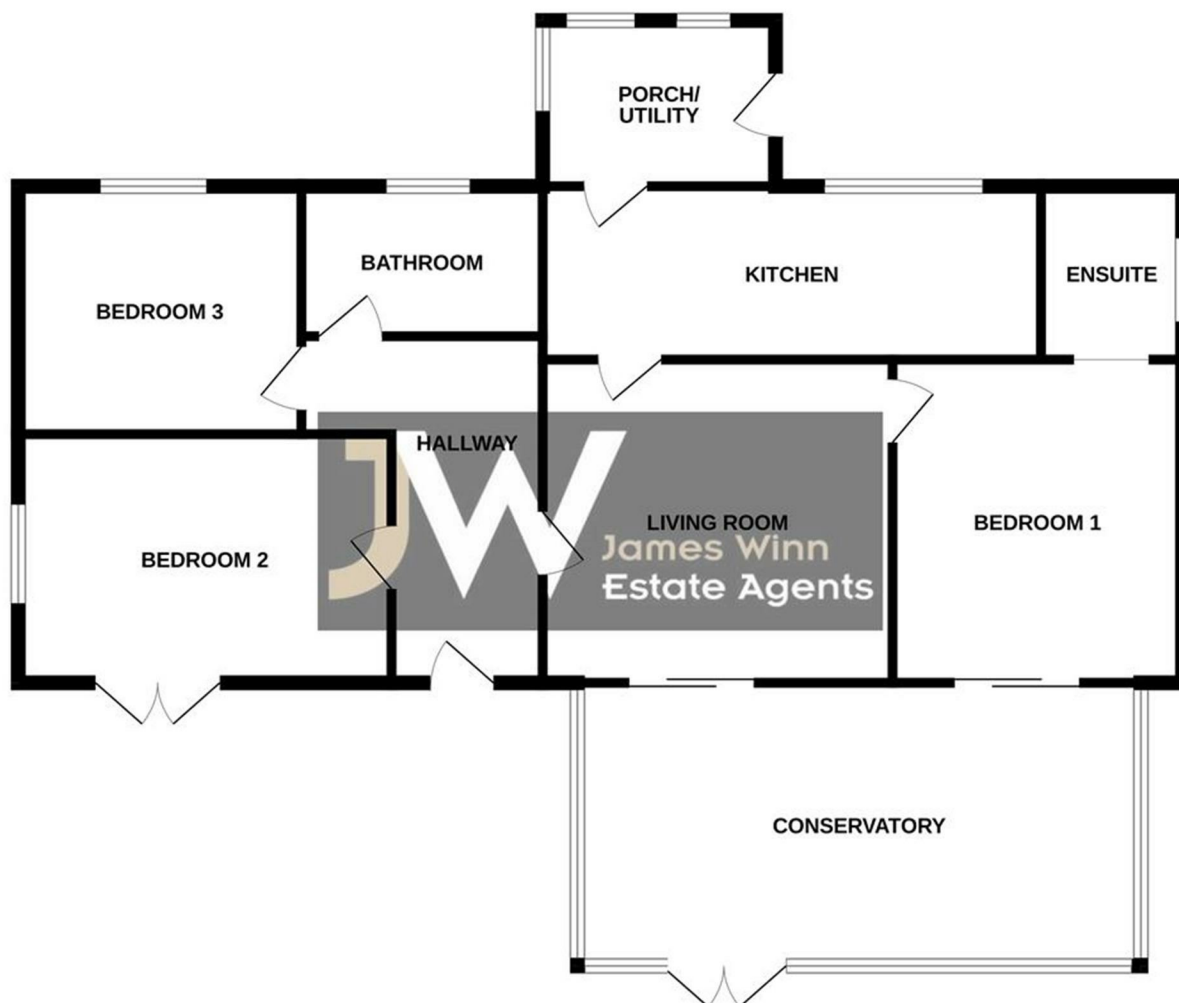
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

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.

GROUND FLOOR
1217 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 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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