

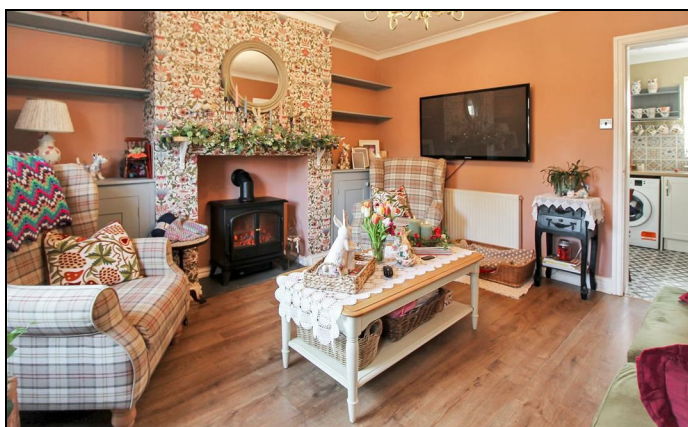


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3 Church View, Carlton Miniott Thirsk YO7 4NP

Situated on Carlton Road in the sought-after village of Carlton Miniott, this two-bedroom cottage has been renovated over the last year to create a warm, charming home. Set back from the road, this home has gas central heating throughout and offers well-proportioned accommodation over two levels. On entering via the front, into a warm lounge area with wood flooring throughout. The lounge extends into the kitchen dining room. The shaker-style kitchen benefits from a small dining area, tiled flooring and splashbacks and wood worktops. A practical entrance porch/boot room runs adjacent to this; with a tiled three-piece bathroom suite featuring panelled bathtub, wash hand basin and W.C coming off the rear of the property. To the first floor, are two double bedrooms, the primary with built-in wardrobe space and window to front aspect. The secondary has window to the rear aspect and built-in cupboard which houses the combi boiler. Externally, there is long-reaching front garden with fenced borders, a small patio area. To the rear of the property, is a communal parking area with shed storage. Furthermore, the property benefits from double-glazing. A physical viewing is recommended to appreciate the size, presentation & location of the accommodation on offer.

EPC Rating - C. Council Tax Band - A.

£200,000

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



LOUNGE

12'8" x 12'3" (3.88 x 3.75)

Featuring gas-effect fireplace, radiator and window to front aspect.



KITCHEN DINER

8'1" x 9'6" (2.48 x 2.91)

Featuring shaker-style wall and base units, freestanding appliances, wooden worktops, tiled flooring, bespoke shelving.



BATHROOM

Featuring a three-piece bathroom suite with wash hand basin, panelled bathtub with tiled walling and shower over, and W.C.



PRIMARY BEDROOM

12'11" x 12'2" (3.96 x 3.71)

A generous bedroom featuring cast-iron fireplace surround, built-in storage and window to front aspect.



BEDROOM 2

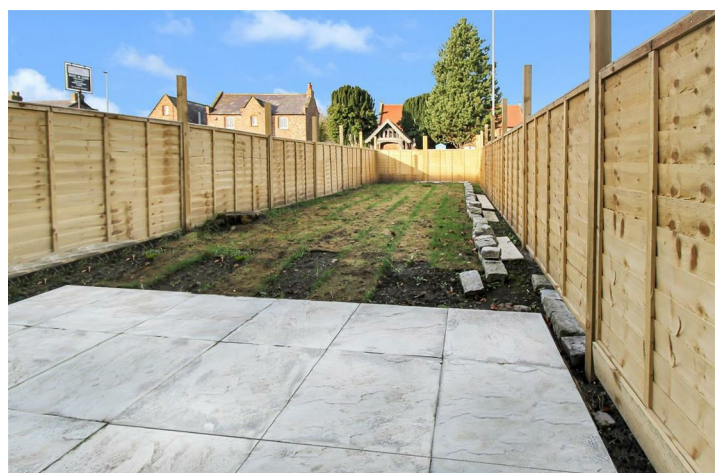
9'8" x 7'10" (2.95 x 2.41)

A second double bedroom with window to rear aspect and built-in storage over stairs.



EXTERNAL

Externally, there is long-reaching front garden with fenced borders, a small patio area. To the rear of the property, is a communal parking area with shed storage.



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: Communal driveway & on-street 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: 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.

DISCLAIMER

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.

VALUATION SERVICES

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.

FINANCIAL & 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 strictly by appointment.

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.

1ST FLOOR
226 sq.ft. (21.0 sq.m.) approx.



3, CHURCH VIEW

TOTAL FLOOR AREA: 581 sq.ft. (54.0 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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