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1 Church View, Carlton Miniott Thirsk YO7 4NP

Church View Cottage; a charming two-bedroom end-terraced property situated on Carlton Road in the sought-after village of Carlton Miniott. 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, which features a small rear extension including a utility area. There is a tiled three-piece bathroom suite featuring panelled bathtub, wash hand basin and W.C accessed via the kitchen. To the first floor, are two double bedrooms, the primary with window to front aspect. The secondary has window to the rear aspect and built-in cupboard. Externally, there is long-reaching front garden with fenced borders. To the rear of the property, there is a parking space for one vehicle. Furthermore, the property benefits from double-glazing and fibre broadband. A physical viewing is recommended to appreciate the size, presentation & location of the accommodation on offer.

EPC Rating - D. Council Tax Band - A.

Offers Over £185,000

LOCATION

Situated within the village of Carlton Miniott to the West of Thirsk offering superb access to Thirsk train station and a well regarded school. Shops, leisure facilities & playing fields 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 East Coast rail line stops in Thirsk and the station is in the village.

DIRECTIONS

Leaving Thirsk via Station Road proceed into the second part of the village to where the property is located on the left hand side of the road, just before the Dog and Gun Public House.

THE ACCOMMODATION



LOUNGE

12'10 x 10'2 (3.91m x 3.10m)

With double glazed window to the front elevation, television point, spotlights, recessed multi-fuel stove, wood flooring and radiator. Open to:



KITCHEN / DINING AREA

9'11 x 8'2 (3.02m x 2.49m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, single drainer sink unit, cooker point, space and plumbing for washing machine and dishwasher, radiator, double glazed door and window to the rear elevation and open to dining area. With wood flooring and staircase to the first floor. Open to kitchen and lounge area.

**BATHROOM**

Including a modern three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level w.c., part tiled walls, vertical heated towel rail, extractor fan and double glazed window to the rear elevation.



BEDROOM 1

12'8 x 12'8 (3.86m x 3.86m)

With double glazed window to the front elevation and radiator.



BEDROOM 2

9'8 x 8'2 (2.95m x 2.49m)

With double glazed window to the rear elevation and radiator.



EXTERNAL

Lengthy front garden laid mainly to lawn with shrub border walled and fenced boundaries. To the rear of the property there is a shared yard and space for parking a vehicle.



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: Shared yard & off-street parking for one vehicle.

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.

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 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
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.



1, CHURCH VIEW

TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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