



## 45 Maynard Street

Carlin How, TS13 4AE

**Price Guide £77,000**



Presented in immaculate condition throughout, recently upgraded to an exceptional standard by the existing owner, this delightful property boasts a cosy reception room, two lovely bedrooms, and a modern bathroom, making it the perfect home for a small family or couple.

Situated in immaculate condition, this house is ready for you to move into, the recently fitted boiler and new double glazed doors and windows in 2023 only enhance the property's energy efficiency.

One of the standout features of this property is its proximity to the local beaches, village amenities, local bus routes and a short drive to neighbouring seaside towns and the North York Moors National Park.



Located in the centre of Carlin How and close to the village local amenities, looking out over the village green this property suits all property types whether this be to reside in or use as a holiday home/let, and has to be seen to be truly appreciated.

Tenure: Freehold

Council Tax Band: Band-A

EPC Rating: D Rating

**Lounge 11'11" x 9'11" (3.64m x 3.03m)**

A beautifully presented lounge with carpet to the floor, wooden fire surround with marble hearth and gas Adams' style fire, double radiator and uPVC window to the front aspect.

**Kitchen 9'6" x 7'10" (2.90m x 2.41m)**

A recently fitted kitchen with a range of units finished with white shaker style doors and drawer fronts, marble effect worktops and tiled splashbacks, uPVC window to the rear aspect, stainless steel sink/drainers with chrome mixer, plumbing for washing machine, white gas hob, electric oven, recently fitted vinyl flooring, uPVC door to the rear street and storage shed.

**Bathroom 7'10" x 4'6" (2.40m x 1.39m)**

Vinyl flooring continues through to the bathroom with white jacuzzi bath and basin, vanity unit to basin, recently fitted (2023) electric shower over bath, part tiled walls, uPVC window to the rear aspect, extractor fan.

**First Floor**

**Upstairs WC**

White cloakroom basin with vanity unit, white toilet, uPVC window to the rear aspect.

**Bedroom One 12'0" x 11'6" (3.68m x 3.51m)**

A double bedroom with carpet to the floor, storage cupboard above the staircase which also houses the new combi boiler, double radiator and uPVC window to the front aspect.

**Bedroom Two 8'7" x 8'0" (2.63m x 2.44m)**

A respectably proportioned second bedroom with carpet to the floor, double radiator and uPVC window to the rear aspect.

**Externally**

Front.

Small front garden to the front of the property.

Rear.

On to the rear street, there is an access to a brick built storage shed which has lighting and electricity.

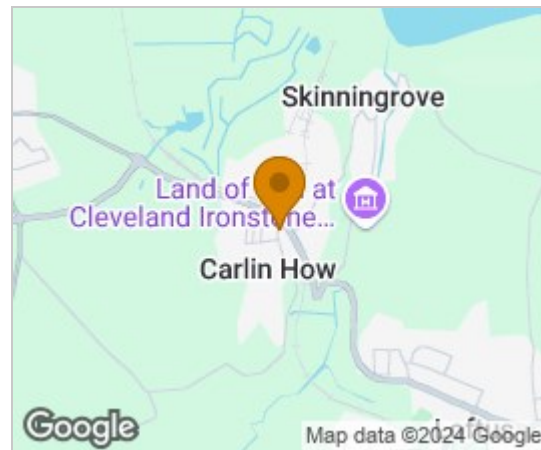
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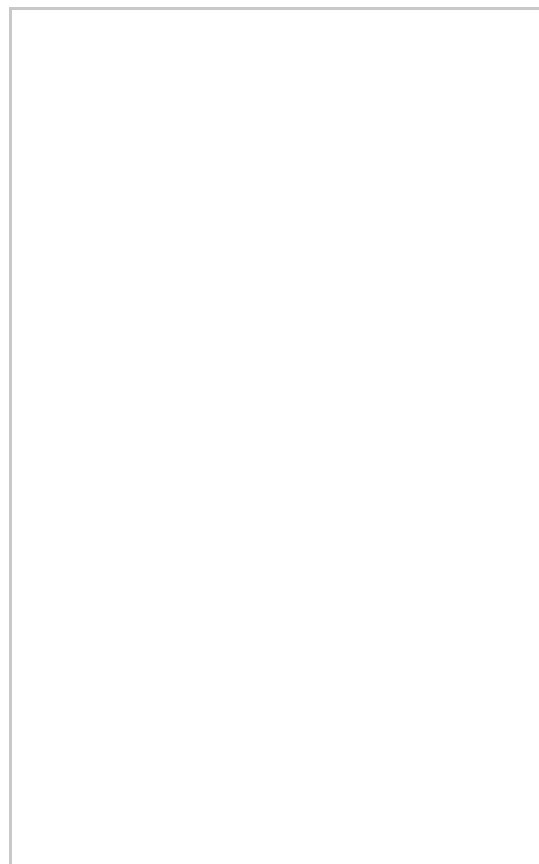
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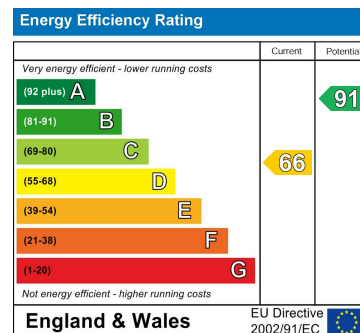
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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