





Accommodation

A stunning two bedroom cottage, revealing a deceptively spacious and immaculately presented interior. Much loved and greatly improved in recent years, the cottage offers a modern interior, with light and airy accommodation, whilst the property also offers off street parking and a lovely enclosed rear courtyard garden.

Offering a village setting to the outskirts of Thirsk, Carlton Miniott itself is well serviced with a number of amenities, whilst Thirsk and its array of shops and amenities are also readily available, being approximately two miles east of the village. There are lovely countryside walks on the doorstep, whilst the property is also ideally placed for commuting, with road networks including the A1 and A19 available close by, plus Thirsk train station only being a short walk away.

On the ground floor the main entrance door leads into the living room, whilst the good size kitchen/diner offers stairs rising to the first floor and comes fitted with a range of stylish modern units. An inner hallway gives access to the fully tiled house bathroom, fitted with a modern white suite, including a bath with glazed screen and shower over. The utility/conservatory completes the downstairs layout, a multi-functional space, with double doors leading to the rear garden. To the first floor there is a landing with loft access and two good size double bedrooms, both again meticulously maintained, whilst one houses the boiler. The property also benefits from gas central heating and double glazing.

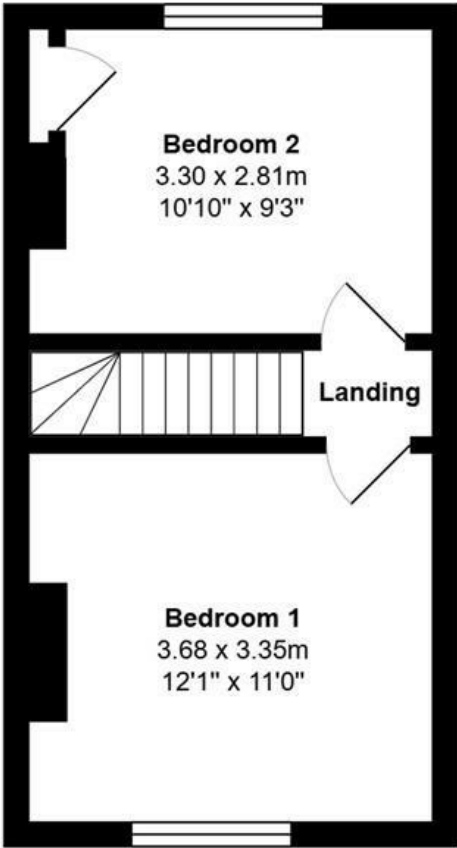
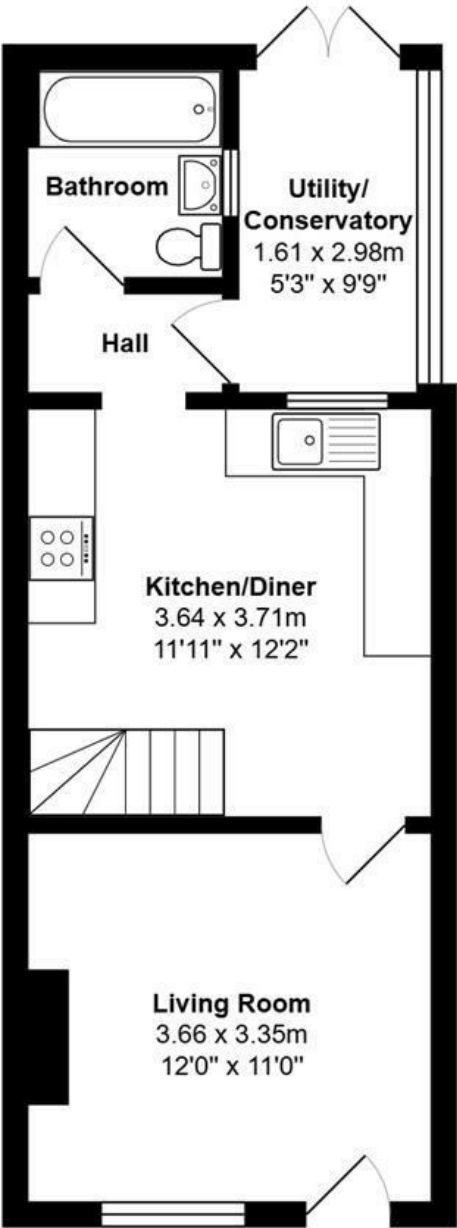
Externally, there is gravelled off street parking for two vehicles to the front of the house and pedestrian access is available to the rear garden. The fully paved low maintenance courtyard garden makes a fantastic private space, ideal for entertaining and attracting a good level of sunshine, whilst also offering shed storage.

This lovely property is ready to move into and it is sure to suit a variety of purchasers, whilst also being ideal for buyers wanting the mix of a character cottage and modern interiors.



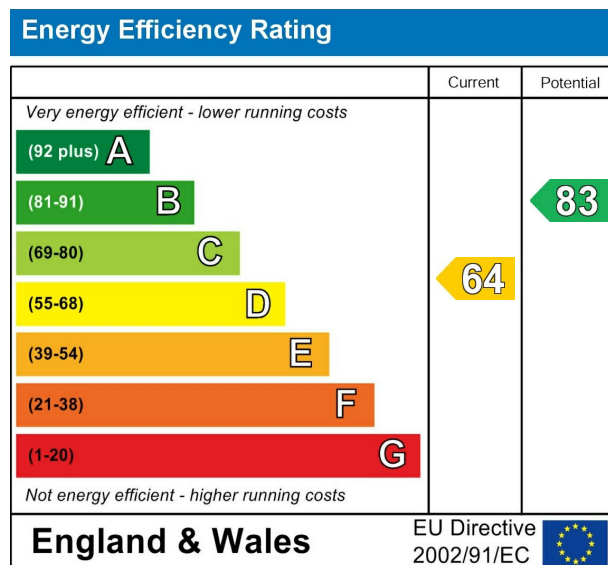


Floorplan





EPC



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MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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