

**D**avis  
**L**und

Railway Cottages  
Carlton Miniott  
Thirsk  
YO7 4NA  
Guide Price £225,000







## **Accommodation**

An attractive two bedroom mid terrace cottage, revealing a neatly presented and charming interior, with spacious accommodation arranged over two floors, plus additional loft space. The property offers a lovely setting, with a delightful established garden, further courtyard and a single garage.

Offering a village setting, 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 there is an entrance hall, with stairs rising to the first floor and access into the living room, with under stairs storage and a fireplace with wood burning stove. The kitchen/diner comes fitted with a range of modern units and some integrated appliances, whilst access is available to the tiled rear porch with fitted storage and the utility/WC. To the first floor there is the second bedroom and the house bathroom, being part tiled and fitted with a white suite, including a bath with glazed screen and shower over. The main bedroom is a great size, with views over the gardens and a door and further staircase leading to the top floor, where there is a good size loft space, with eaves storage and a skylight. The property is double glazed and gas central heating is in place, whilst the property also benefits from solar panels.

Externally, private lane access is available to the rear of the house, which residents of the terrace use for parking, whilst vehicle access is also available to the garage. There is a courtyard directly to the rear of the cottage, which is paved for ease of maintenance. Pedestrian access is available to the side of the terrace, leading the great size main garden. The garden is well established, coming stocked with an array of plants, shrubs and trees. The garden is mainly laid to lawn, whilst there is a patio, summer house and a vegetable patch with greenhouse to the bottom of the garden

This lovely property is sure to suit a variety of purchasers and an inspection is essential, to appreciate the value for money on offer.



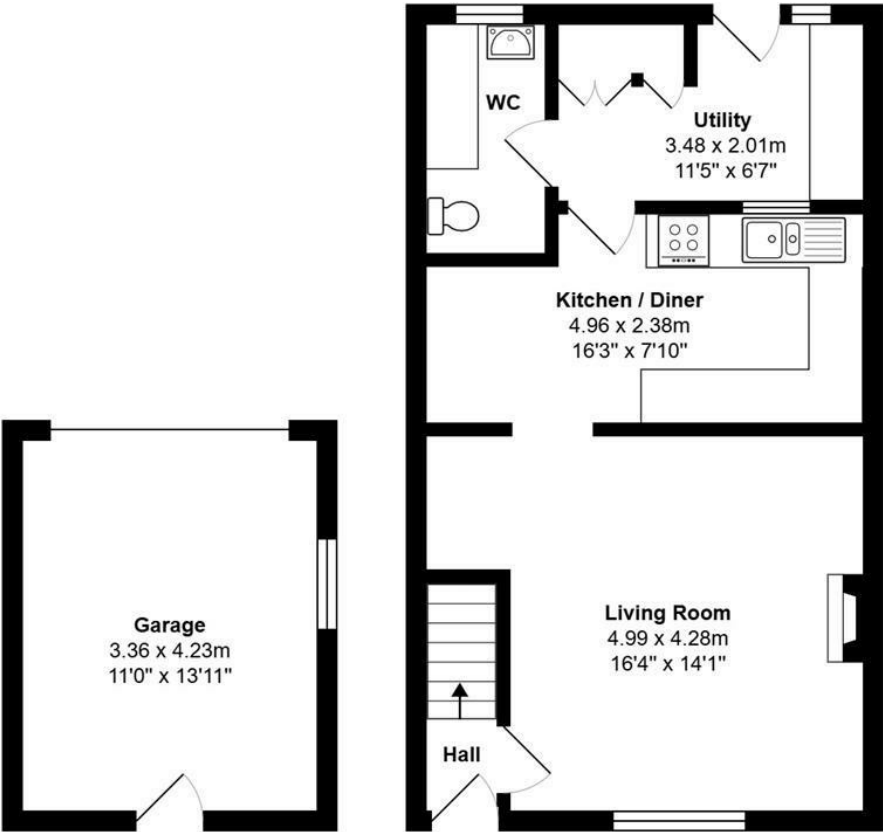






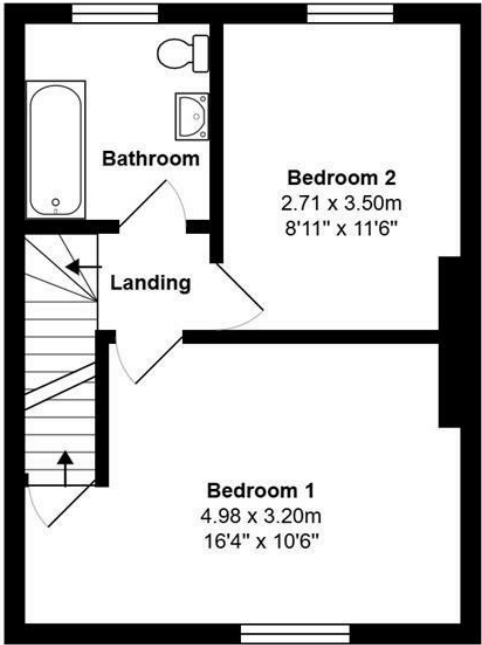


Floorplan

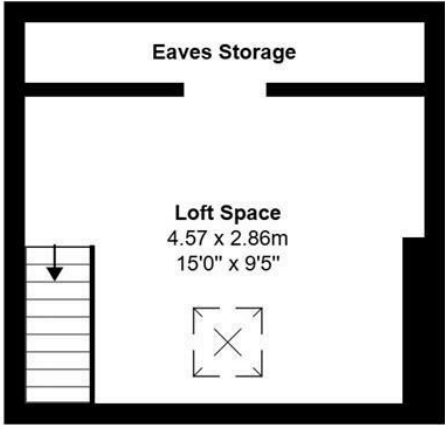


Garage

Ground Floor



First Floor



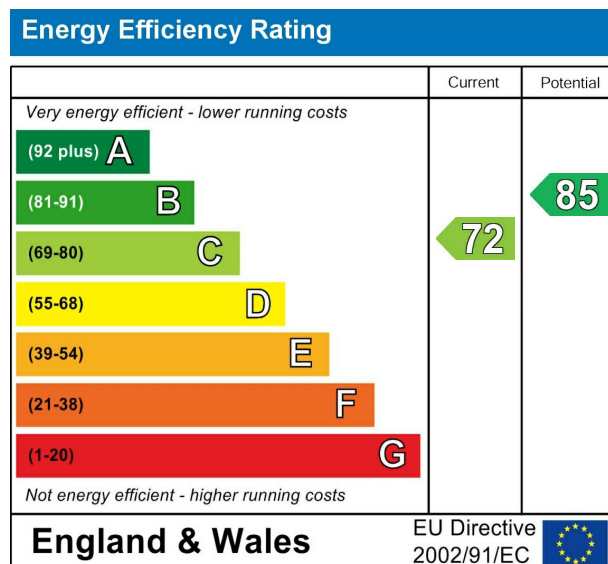
Second Floor







## EPC



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