





Accommodation

A beautifully renovated two bedroom cottage, revealing a stylish and immaculately presented interior. Much improved over the last couple of years, the cottage offers a welcoming interior, with light and airy accommodation, whilst the property also offers a lovely 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 three 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 cosy living room, whilst the breakfast kitchen offers stairs rising to the first floor and comes fitted with a range of stylish modern units. An inner hallway offers storage and outside access, whilst the part tiled house bathroom completes the downstairs layout, fitted with a white suite, including a bath with shower over. To the first floor there is a landing with loft access and two good size double bedrooms, both offering fitted storage. The property also benefits from gas central heating and double glazing.

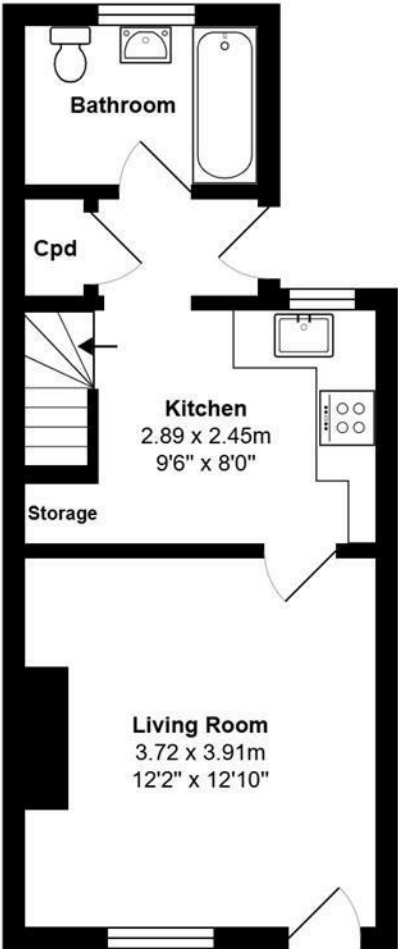
Externally, there is a lovely landscaped garden to the front of the cottage, mainly laid to lawn and also offering a patio seating area. Access is available to the side of the terrace, leading to a communal parking area and shed storage.

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.

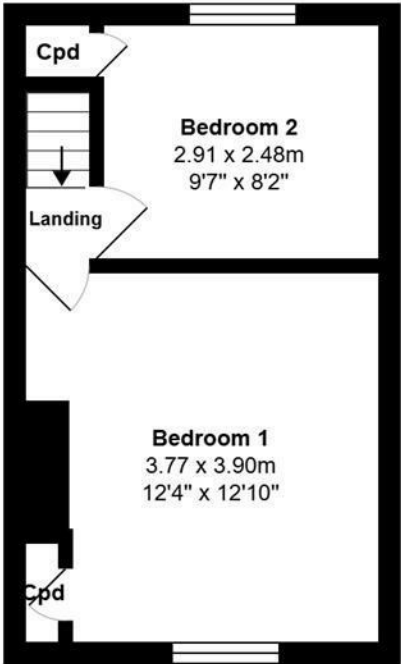




Floorplan

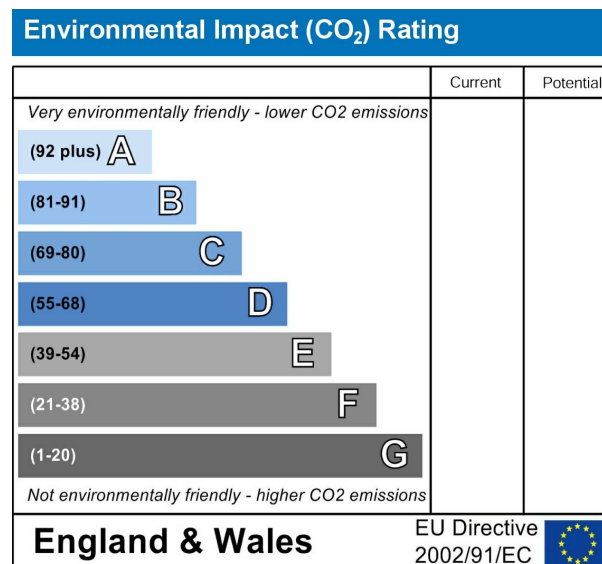
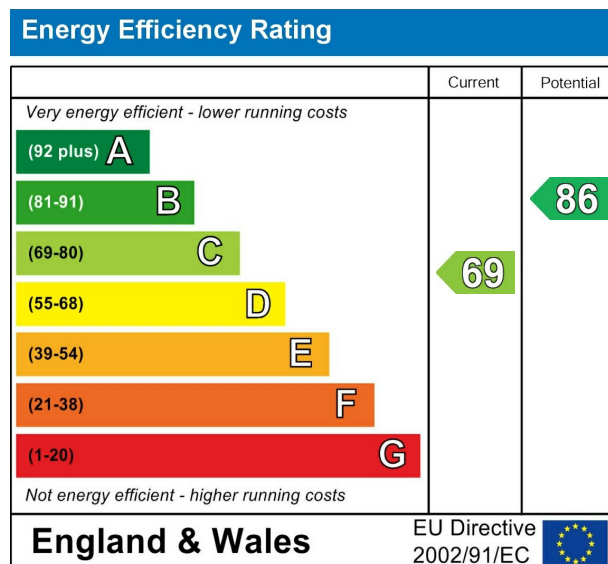


Ground Floor



First Floor

EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

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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