

JW James Winn
Estate Agents



Coniston Way, Carlton Miniott, YO7

Asking Price: £225,000

Coniston Way, Carlton Miniott, North Yorkshire, YO7

James Winn are delighted to bring to the market this three-bedroom semi-detached family home. Located within close proximity to Thirsk Town Centre. The property is ideally located within walking distance to local green spaces, and a large range of local amenities.

The ground floor consists of a large entrance hall, living room, kitchen/dining room, and a conservatory.

The first floor has three well-proportioned bedrooms with all bedrooms sharing a family bathroom suite.

Externally you have a good sized mature rear garden with an even proportion of patio space and the rest laid lawn. To the left of the garden there is an outbuilding, and to the front driveway parking for multiple cars & a garage.

This property offers huge scope to improve & extend subject to planning permission.

Council Tax Band C - North Yorkshire Council

EPC Rating - TBC



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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Situation:

Coniston Way is situated within the well-established village of Carlton Miniott, just to the west of the market town of Thirsk. The location offers a pleasant residential setting with a strong community feel, while benefiting from easy access to a wide range of amenities in Thirsk, including shops, schools, and leisure facilities. The area is particularly convenient for commuters, with Thirsk railway station close by, providing direct links to major centres, as well as good access to the A19 and A1(M). Surrounded by attractive North Yorkshire countryside, the location combines village living with excellent connectivity.

Directions:

From Thirsk Market Place, head west along Westgate and continue straight to the mini roundabout. Take the second exit onto Station Road, which then becomes Carlton Road as you leave the town. Follow this road over the railway bridge into Carlton Miniott, then take the first right into Coniston Way (via Coniston Place). Continue along the road and Coniston Way will be found within this residential development.

The Accommodation Comprises**Entrance Hall:****1.79 x 4.41**

Laminate flooring, radiator, understairs storage.

Living Room:**3.31 x 4.41**

Carpet, radiator, double glazed window, log burner.

Kitchen/Dining Room:**2.77 x 5.24**

Laminate flooring, 2x double glazed windows, radiator, worktops, cupboards, space for appliances, door to conservatory.

Conservatory:**1.92 x 2.63**

8x double glazed windows, back door, door to kitchen/dining room.

Stairs & Landing:**2.70 x 1.80**

Carpet, banister, loft hatch, airing cupboard.

Bedroom 1:**3.04 x 4.03**

Carpet, radiator, double glazed window.

Bedroom 2:**3.38 x 3.54**

Carpet, radiator, double glazed window.

Bedroom 3:**3.03 x 2.12**

Carpet, radiator, double glazed window, storage cupboard.

Bathroom:**2.37 x 1.81**

Lino, towel radiator, double glazed window, W/C, basin, bath with shower, tiled walls.

External**Garage:****5.50 x 2.50**

Concrete floor & double doors.

Outbuilding:**3.08 x 1.55**

Tiled flooring power & lights.

Front:

Concrete & cobblestone driveway, lawn, access to garage.

Side:

Lawn, patio walkway, side gate.

Back:

Lawn, patio, outbuilding, fenced off.



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: Not known

PARKING ARRANGEMENTS: Driveway & Garage

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: N/A

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.

Clauses:

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.

Mortgage & Financial Services:

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.