

JW James Winn
Estate Agents



Annakin Cottages, Carton Miniott, YO7

Guide Price: £190,000

Annakin Cottages, Carton Miniott, Thirsk, YO7

James Winn are delighted to offer to the market with no onward chain, this charming terraced house located in a sought-after area in Carlton Miniott.

This property offers two bedrooms, living room, kitchen and a bathroom.

The house is complemented by a lovely rear patio area, perfect for relaxing or entertaining guests. The property further benefits from two driveway parking spaces.

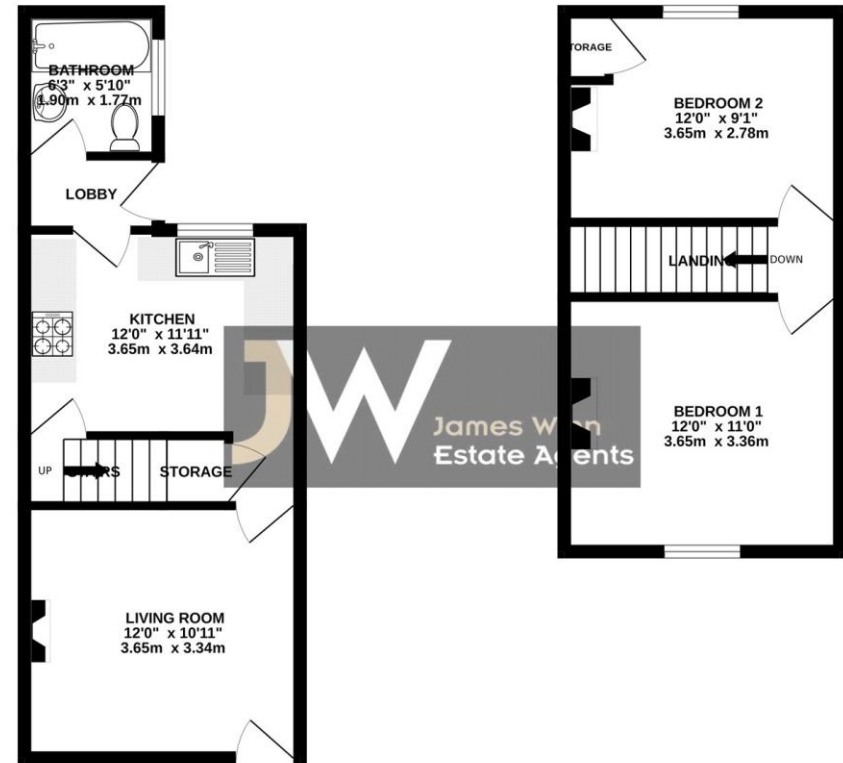
The property is situated in a prime location, offering easy access to local amenities, schools, and transport links. This delightful home presents a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Viewing is highly recommended.

Council Tax Band B - North Yorkshire Council

EPC Rating - TBC

GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.

1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 sq.m.) approx.

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:

Annakin Cottages are situated in the well-regarded village of Carlton Miniott, just a short distance from the market town of Thirsk. The location offers a peaceful village setting with convenient access to local amenities, excellent road links via the A61 and A1(M), and rail services from nearby Thirsk station. Surrounded by open countryside, it combines rural charm with everyday convenience.

Direction:

From Thirsk Market Place, proceed west along Westgate (A61) heading out of the town. Continue straight over the mini roundabout and follow the road towards Carlton Miniott. After approximately 1 mile, the property will be located on your left after passing the Train Station.

The Accommodation Comprises**Living Room:****3.65 x 3.34**

Carpet, radiator, front door, electric fireplace, double glazed window.

Kitchen:**3.65 x 3.64**

Wooden flooring, understairs cupboard, radiator, double glazed window, worktops, cupboards, oven, hob, extractor fan, sink, boiler, fitted appliances & space for free standing washing machine.

Lobby:**1.77 x 0.98**

Tiled flooring, back door.

Bathroom:**1.77 x 1.90**

Tiled flooring, part tiled walls, radiator, double glazed window, bath with shower, W/C, basin.

Stairs & Landing:

Carpet, banister, small loft hatch.

Bedroom 1:**3.65 x 3.36**

Carpet, radiator, double glazed window, loft hatch.

Bedroom 2:**3.65 x 2.78**

Carpet, radiator, double glazed window, fitted cupboard.

Front:

Off street parking for 2 vehicles.

Back:

Patio courtyard, outbuilding, fenced off for privacy.



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: No

WATER METER: Yes

PARKING ARRANGEMENTS: Driveway parking for 2 vehicles

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: No

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. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

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.