

HUNTERS®

HERE TO GET *you* THERE



Station Cottages

Carlton Miniott, Thirsk, YO7 4LY

Offers Over £230,000



Council Tax: B



1 Station Cottages

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Entrance Hall

Door from side of property opening to the hall. Stairs off to first floor level. Doors off to both reception rooms.

Dining Room

11'2" x 10'5" (3.40m x 3.18m)
Open fire place, window to front elevation and central heating radiator.

Living Room

12'9" x 11'10" (3.89 x 3.61)
Open fire place, window to front elevation and central heating radiator.

Kitchen

12'10" x 7'10" (3.91m x 2.39m)
Fitted with a range of floor and wall mounted units. Space for appliances. Window to rear aspect, door opening to utility area.

Cloakroom

Wash hand basin and WC.

Store Room

Useful store room with window to rear.

Landing

Gallery style landing with window to side aspect.

Bedroom One

12'10" x 11'6" (3.91m x 3.51m)
Double glazed window to front aspect and central heating radiator.

Bedroom Two

11'3" x 10'4" (3.43 x 3.15)
Double glazed window to front aspect and central heating radiator.

Bedroom Three

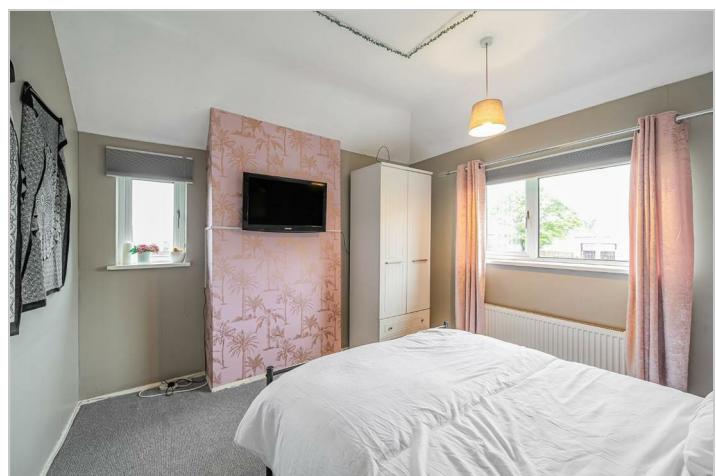
12'9" x 7'10" (3.89 x 2.40)
Double glazed window to rear aspect and central heating radiator.

Bathroom

10'4" x 4'10" (3.17 x 1.48)
Suite comprising; panelled bath shower and screen over. Wash hand basin and WC on vanity. Double glazed window to side aspect.

Outside

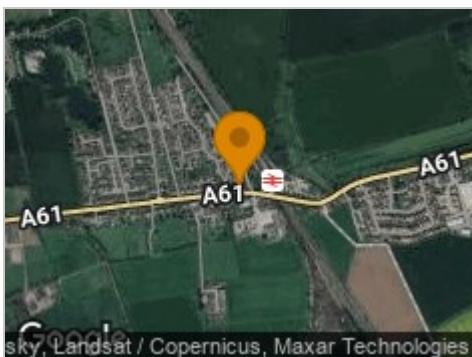
Large gardens to both the front and rear of the property, mainly laid to lawn with planted borders.



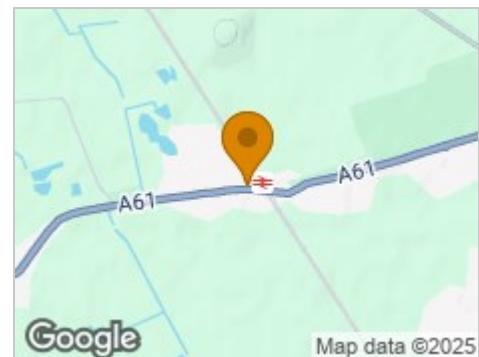
Road Map



Hybrid Map



Terrain Map



Floor Plan

Station Houses, Carlton Miniott, Thirsk, YO7



Approximate Area = 1029 sq ft / 95.5 sq m

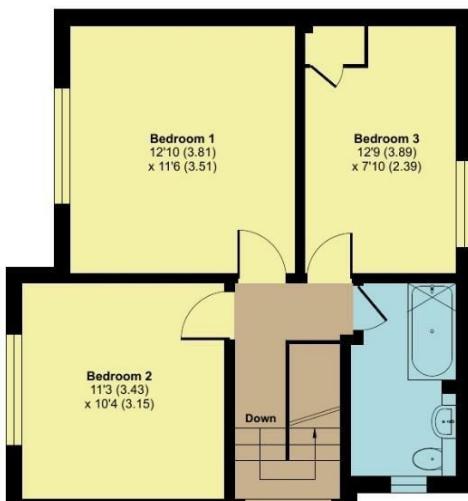
Outbuilding = 93 sq ft / 8.6 sq m

Total = 1122 sq ft / 104.1 sq m

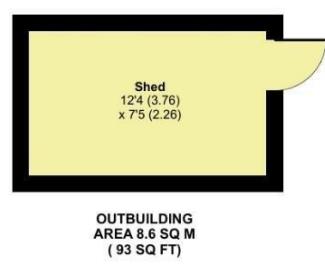
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 48.1 SQ M
(518 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 47.4 SQ M
(511 SQ FT)



OUTBUILDING
AREA 8.6 SQ M
(93 SQ FT)



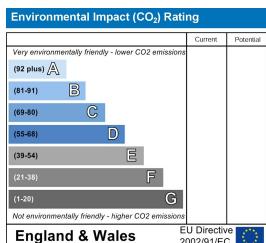
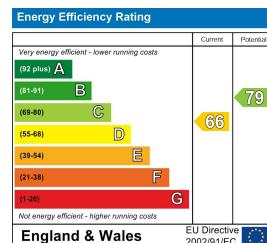
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchec.com 2024.
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Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.