

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

Manfield Terrace  
Carlton Miniott  
Thirsk  
YO7 4NE  
Price TBC





## **Accommodation**

An attractive three bedroom mid terrace cottage, revealing a stylish and charming interior, with spacious accommodation arranged over two floors. The property is well presented throughout, offering a modern interior and light and airy accommodation, whilst a number of period features have been retained.

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 a good size entrance hall, with stairs rising to the first floor and access into the dining room, which leads open plan into the lounge, making a lovely open plan living space, with an attractive fireplace and multi fuel stove, plus exposed wood flooring. The kitchen is fitted with a range of modern units, whilst access is available to the courtyard and a further door leads to the under stairs storage. The fully tiled bathroom is located to the rear of the house, offering a modern white suite, including a bath with glazed screen and shower over. To the first floor there is spacious landing with a loft access hatch and three good size bedrooms, two having exposed wood flooring and two having pretty display fireplaces. The property features gas central heating and double glazing is in place.

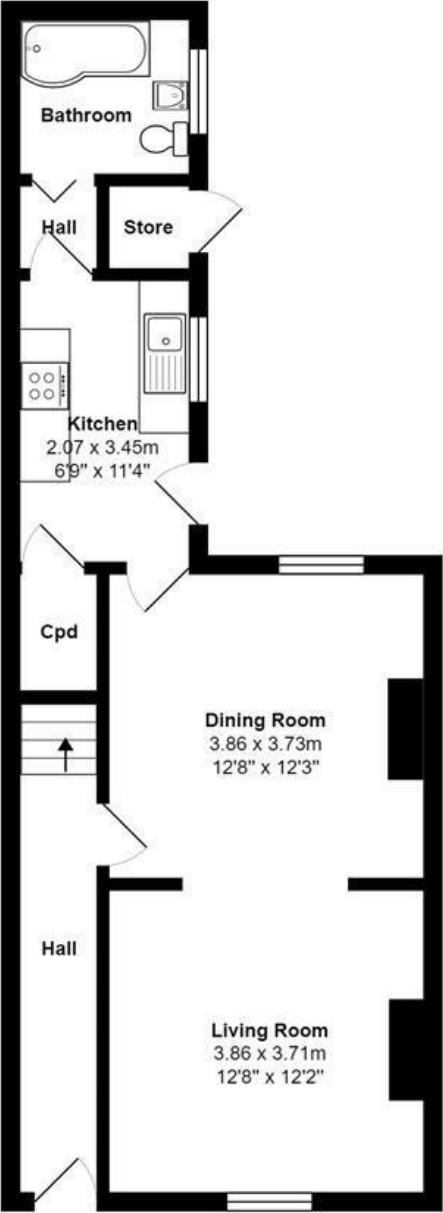
Externally, private lane access is available to the front of the house, which residents of the terrace use for parking. A further road gives vehicle access to the rear of the cottage. There is a low maintenance courtyard directly to the rear of the cottage, with a store and gated access beyond. A gravelled area provides parking, whilst there is also a further good size garden, which offers somewhat of a blank canvass for the new owner(s).

Sold with no onward chain, this lovely property is ready to move into and whilst it is sure to suit a variety of purchasers, it is ideal for buyers wanting the mix of a character cottage and modern interiors.

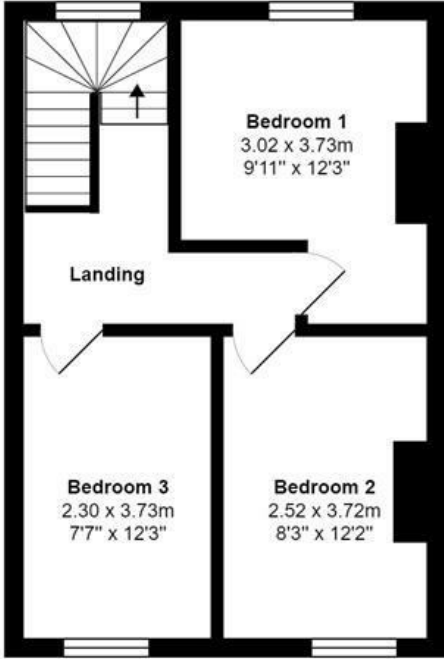




Floorplan




Ground Floor




First Floor



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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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