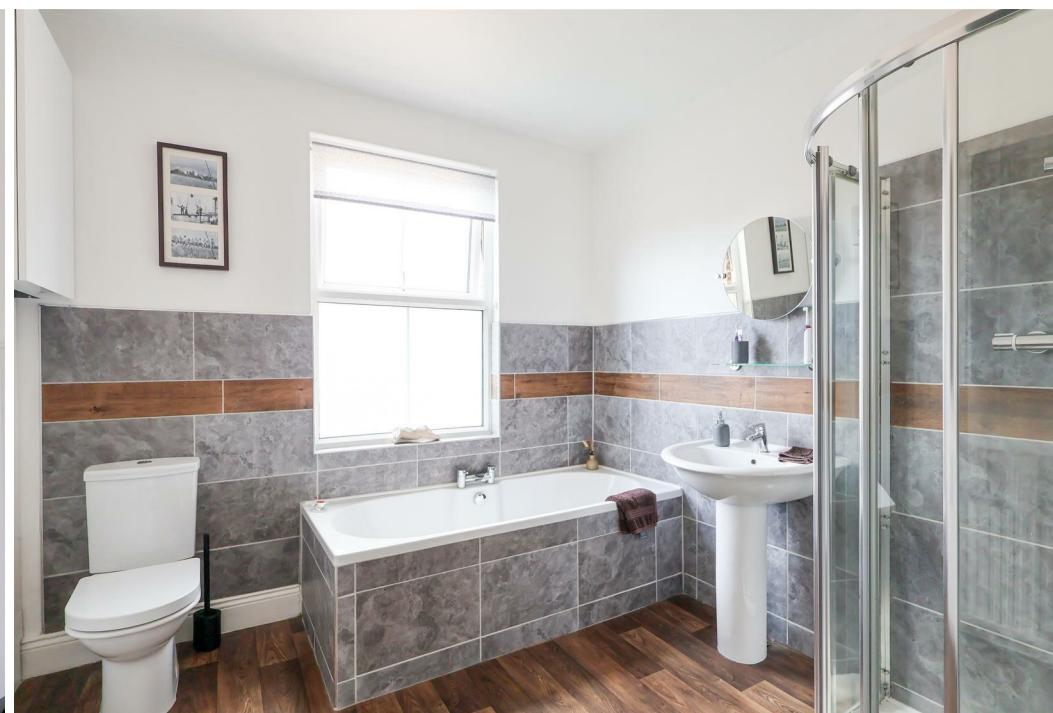


Davis  
Lund

Manfield Terrace  
Carlton Miniott  
Thirsk  
YO7 4NE

Guide Price £200,000





**Accommodation** - An attractive two bedroom mid terrace cottage, revealing a stylish and charming interior, with spacious accommodation arranged over two floors. Following many improvements by the current owners, the property is now beautifully presented throughout, offering a modern interior and light and airy accommodation, whilst a number of period features have been retained.

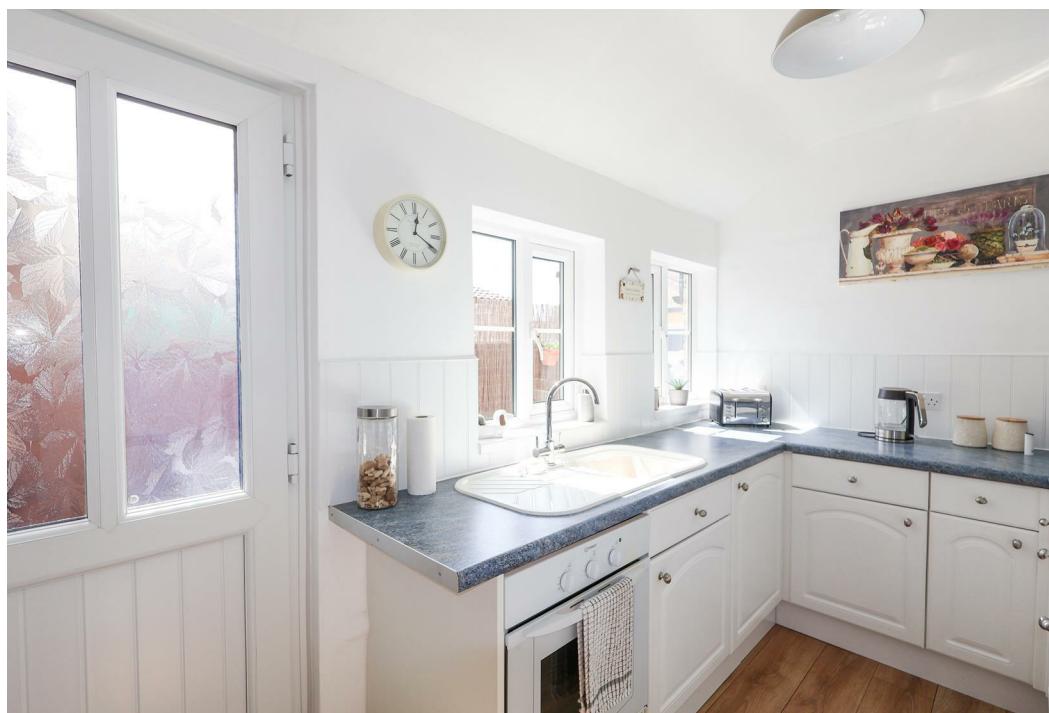
Offering a village setting, Carlton Miniott itself is well served with a number of amenities, whilst Thirsk and its array of shops and amenities are also readily available, being approximately two miles east of the village. There are lovely countryside walks on the doorstep, whilst the property is also 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. The living room offers a fireplace and wood burning stove, whilst a good size dining reveals fitted storage and a brick display fireplace. The kitchen comes fitted with a range of units, whilst doors leads to an under stairs pantry and the courtyard. To the first floor there is a good size landing with loft access, a generous size main bedroom, a further bedroom with fitted storage and the luxurious part tiled house bathroom, offering storage and fitted with a white suite, offering both a bath and separate shower cubicle. The property benefits from gas central heating, with the boiler replaced approximately three years ago, whilst the house is double glazed and the doors have also recently been replaced

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 property, with a store and further utility/store, plumbed for a washing machine. Gated access leads to the off street parking space and handy storage shed, with gated access to the delightful enclosed garden. The garden has also received a makeover, now revealing a lovely space to relax and unwind. The family and pet friendly garden is part laid to lawn, with patio and decked seating areas, which attract a lot of sunshine.

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.

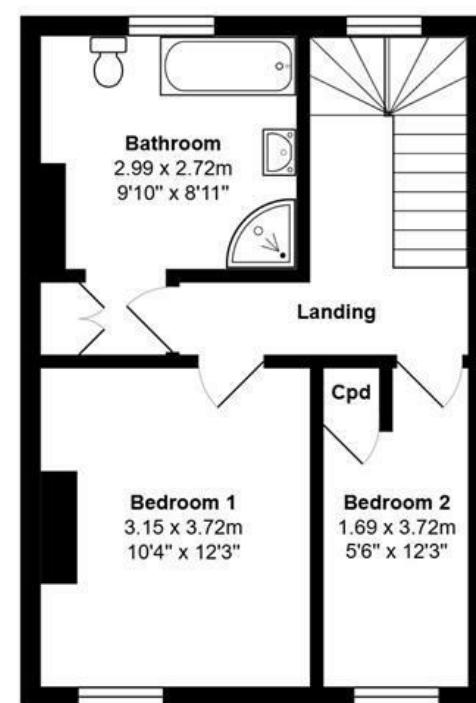


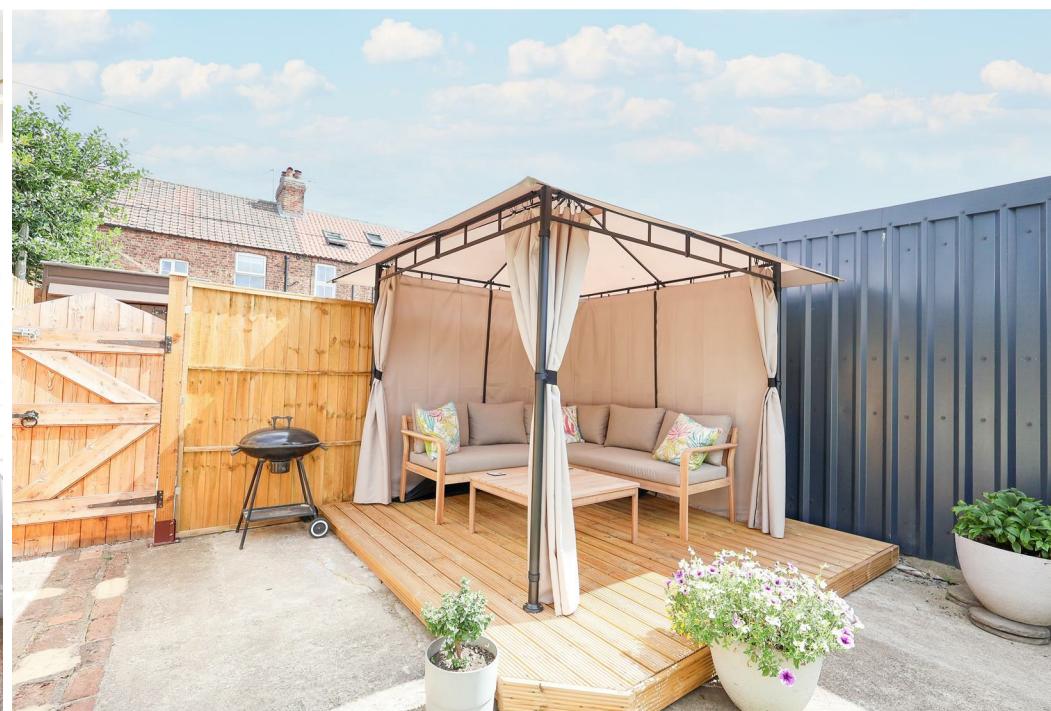


## Floorplan

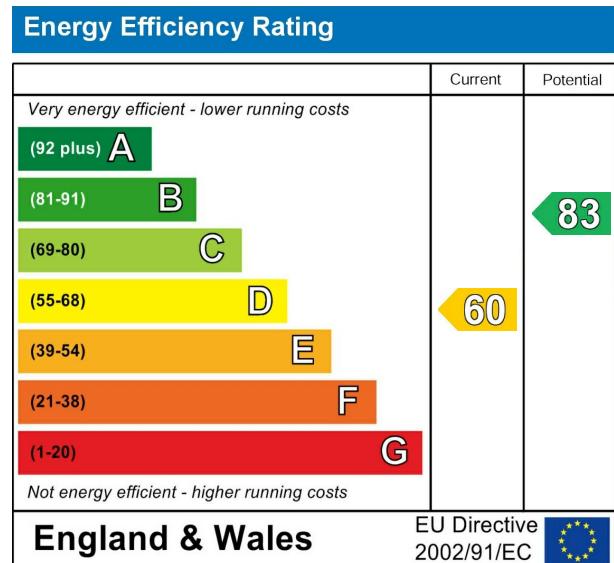


Davis  
Lund





## EPC



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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

