



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



2 Annakin Cottages Carlton Road, Thirsk, YO7 4NB
Guide Price £187,500

Located in the village of Carlton Miniott, just a short walk from the train station and village shop, this two bedroom mid-terrace home is offered to the market with no onward chain. Providing well-balanced accommodation across two floors, the property will appeal to a range of buyers including first-time purchasers, downsizers and investors alike. Early viewing is recommended.



The Property

On entry, the living room offers a comfortable reception space with a decorative fire set within an Adam-style surround forming the focal point of the room, together with a large window to the front elevation allowing good natural light. Adjacent to the living room is the dining kitchen, fitted with a range of wall and base units providing ample worktop space, together with a selection of fitted appliances. There is also a useful understairs cupboard/pantry, whilst to the rear of the kitchen a window and door lead through to the rear hall.

The bathroom is fitted with a modern white suite comprising a panel bath with shower over and glass screen, wash hand basin set on a pedestal, WC, tiled surrounds and a rear-facing window.

To the first floor are two well-proportioned double bedrooms, positioned to both the front and rear elevations of the property.

Externally, the enclosed rear courtyard enjoys a south-facing aspect, providing a pleasant space for sitting and entertaining during the warmer months. There is also a useful outside store (2.75m x 2.1m) offering additional storage space. Please note, like many terraced homes, there is a right of way for the residents to cross for access.

For parking, there is ample space for one larger vehicle to the front of the property.

The property is Freehold

Council: North Yorkshire

Tax Band: B

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2213-8650-2206-7255>

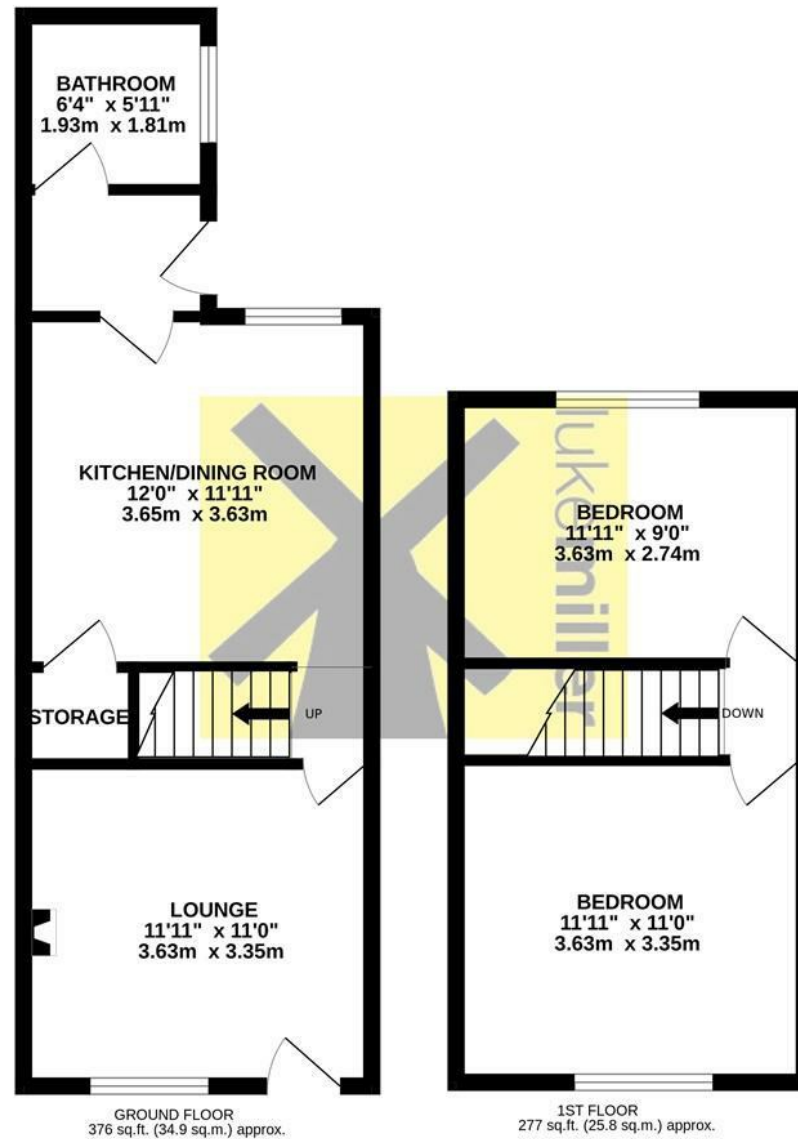
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