



**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>

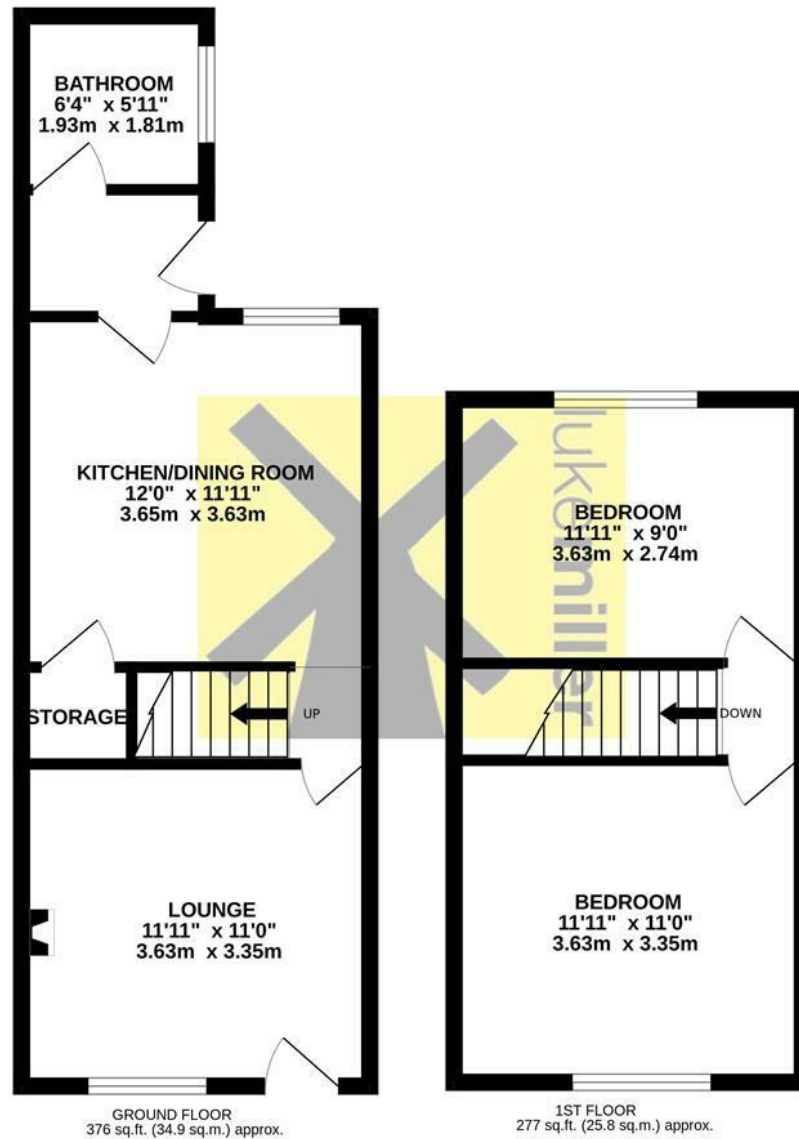
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TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.

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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