
Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE
2 Houlsyke Cottages, Thirsk, YO7 4NR
Price Guide £159,950

A CHARMING VILLAGE COTTAGE WITH EXCITING POTENTIAL – An excellent opportunity to acquire a two-bedroom cottage in the sought-after village of Carlton Miniott, attractively priced to reflect the modernisation required. Offering a spacious primary bedroom, a south-facing living room, an enclosed courtyard and a substantial outbuilding with potential for a home office or studio, this property presents an appealing prospect for first-time buyers and investors alike. Early viewing is strongly encouraged.



The property
The living room is positioned to the front of the cottage, enjoying a southerly aspect with a large window allowing excellent natural light. A decorative open fireplace provides a focal point to the room, although its working condition has not been verified. A further door leads through to the kitchen.

The kitchen has been cleared of its previous fittings, providing a blank canvas for purchasers to introduce a design suited to their own requirements. A window overlooks the side elevation, whilst access is provided to a small inner hallway with doors leading to the rear courtyard and ground floor bathroom.

The bathroom is fitted with a white suite comprising a panelled bath with shower over, pedestal washbasin and WC, complemented by tiled surrounds and a window to the rear elevation.

On the first floor, the generously proportioned primary bedroom enjoys a large window overlooking the front of the property, together with an arrangement of fitted wardrobes incorporating overhead storage. The second bedroom is positioned to the rear, with views across the courtyard and towards the open fields beyond.

Externally

To the rear of the cottage is an enclosed courtyard, providing a pleasant outdoor seating area with scope for further enhancement.

Of particular interest is the substantial outbuilding, which offers considerable potential for adaptation into a home office, studio or games room, subject to any necessary consents and improvements. This additional space is a notable feature of the property and provides opportunities beyond the main accommodation.

Agent’s Note

With an asking price that reflects the modernisation required, this cottage represents an appealing opportunity for first-time buyers, investors or those seeking a property they can improve to their own specification. Its position within the popular village of Carlton Miniott, together with the generous primary bedroom, countryside outlook and potential offered by the outbuilding, makes this a property worthy of serious consideration.

Early viewing is recommended to fully appreciate the accommodation and potential on offer

The property is freehold
Council: North Yorkshire
Tax Band: A
EPC: G
EPC Link: https://find-energy-certificate.service.gov.uk/energy-certificate/7393-3053-2203-4165-2204

Mains servies available
Heating- No central heating is installed.

Disclaimer
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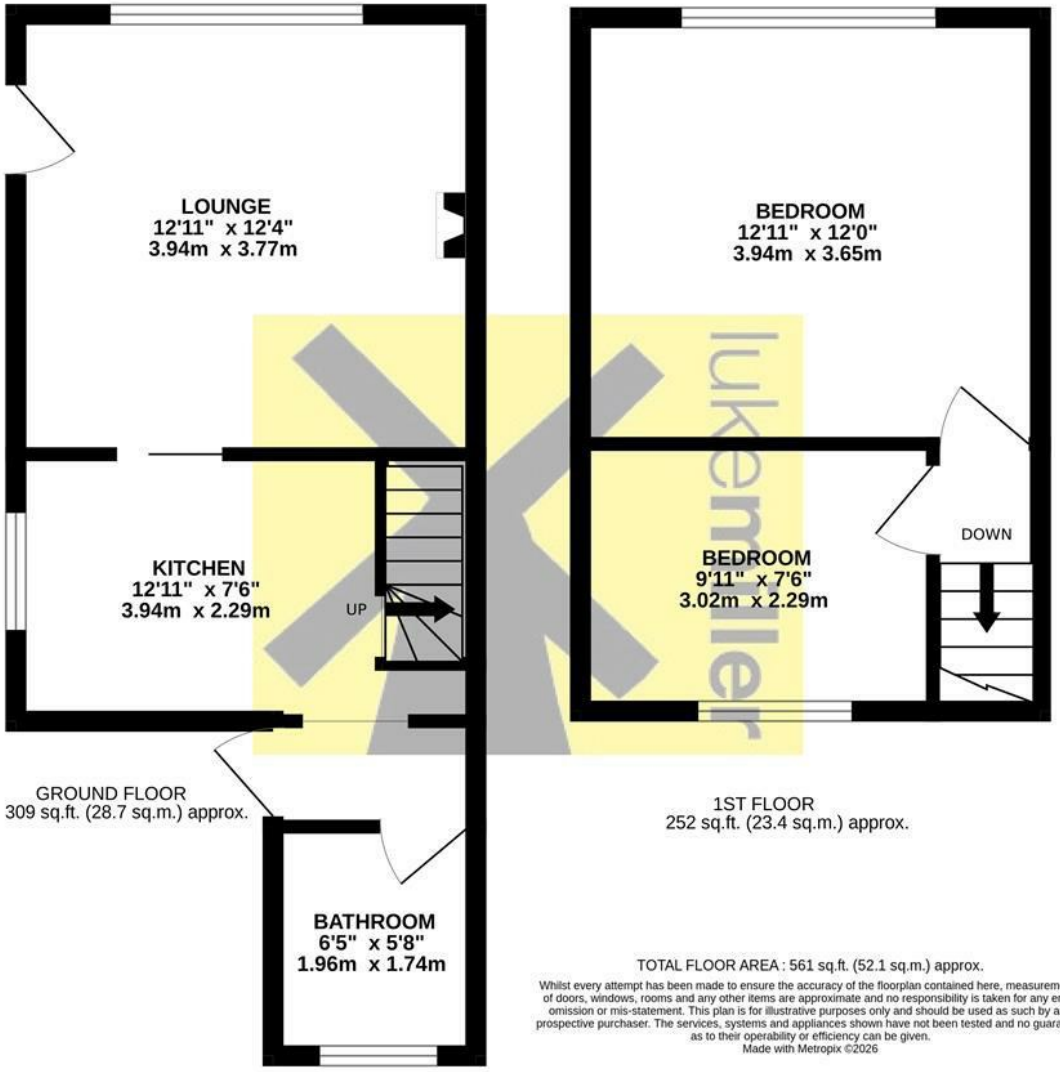


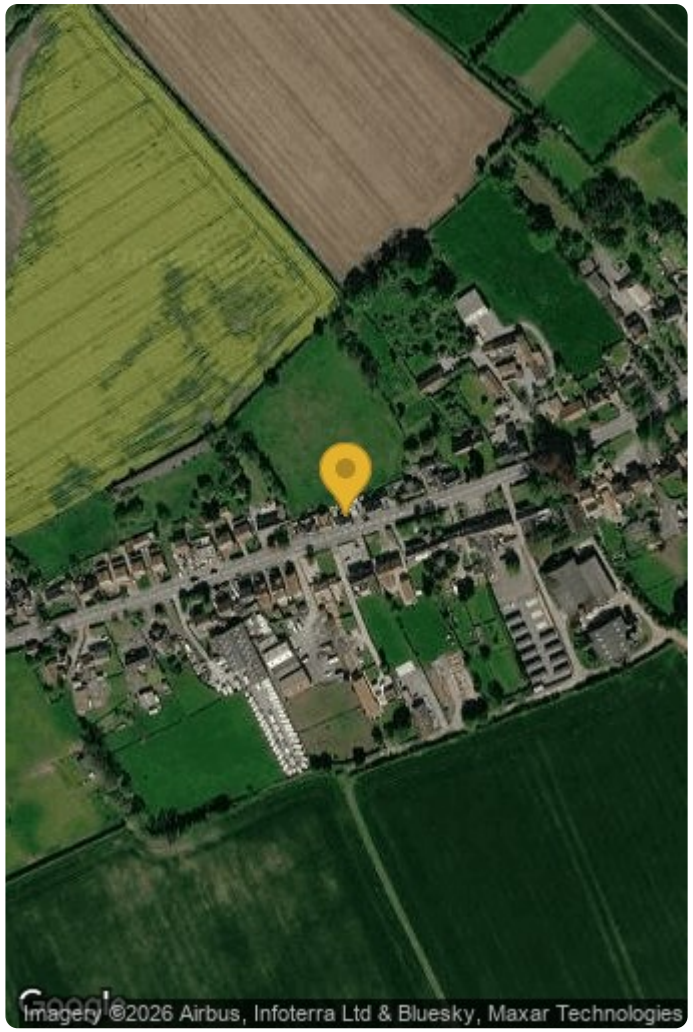












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