



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE



3 Kestrel Drive, Thirsk, YO7 4RL  
Guide Price £275,000



A superb family home set in the popular village of Carlton Miniott. Offering excellent living space, large dining kitchen, gardens and parking this is ideal for those who need to commute as within a short walk to the train station.



## **The Property**

On entry to the home, you are welcomed into the reception hall where there is a door leading to the living room and also a staircase to the first-floor accommodation. The living room is a generous size and also has a large window to the front elevation allowing ample natural light into the home. Beyond the living room, the dining kitchen has a contemporary range of fitted base and wall units with a host of fitted appliances. There is also a very useful store/larder and double doors and also a window overlooking the gardens to the rear. Completing the ground floor is the cloakroom.

The landing allows access to the three bedrooms and also the bathroom. The master double bedroom offers a range of fitted wardrobes and has the benefit of a modern ensuite shower room. The other two bedrooms are also of a good size with windows to the rear elevation. The bathroom comprises a panel bath, w.c and a wash hand basin sink and a tiled surround.

Externally, the gardens to the front elevation are easily maintained whilst to the rear, there is a pleasant south-facing lawn garden with a flagged patio area. For parking, there is tandem parking for two vehicles

Further Information:

Council: North Yorkshire

Tax Band: C

Epc: :B

Epc Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9208-5011-7336-3965-7970>

## **The village of Carlton Miniott**

The village of Carlton Miniott has retained its individual character and provides a respected primary school, three local pubs and shop. The village is close to Thirsk which is ideally placed for those who enjoy country pursuits and together with a popular race course, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:

The Spa town of Harrogate (22 miles)

Historic York (21 Miles)

Leeds ( 30 Miles) and

Teesside (23 Miles)

Thirsk has the following excellent rail connections:

Trans Pennine Express to York, Leeds and Manchester

and the Grand Central Train line giving direct access to

London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20 mile radius, well respected private schools include: Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

## **Disclaimer**

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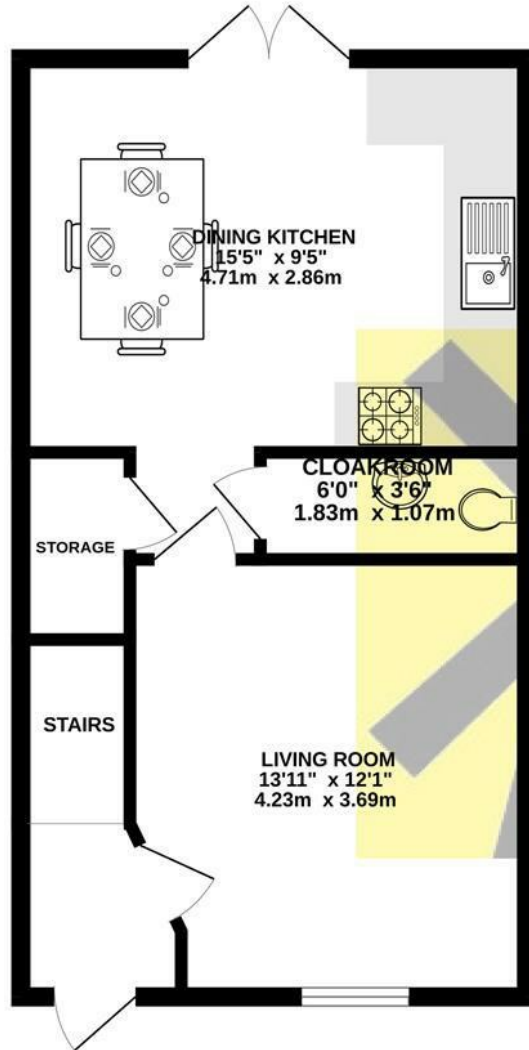




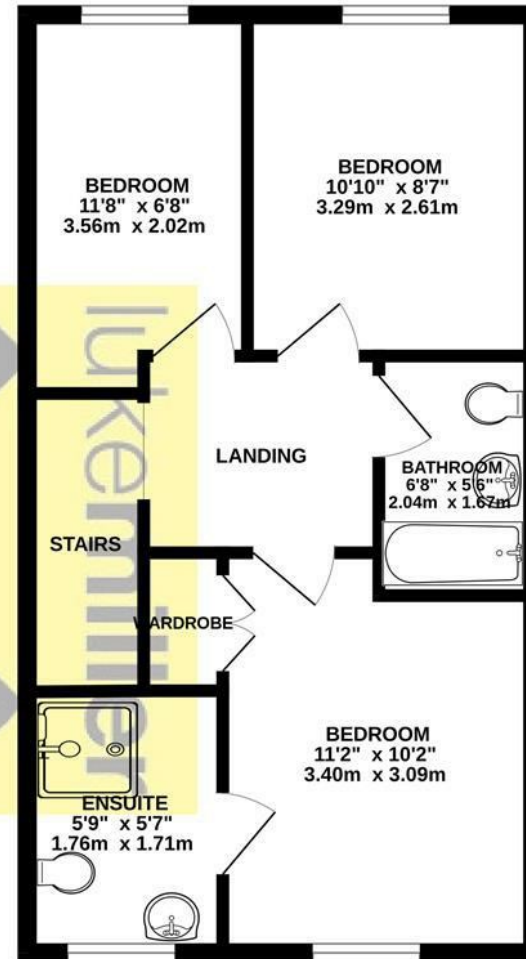




GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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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Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA