



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



1 Ripon Way, Thirsk, YO7 4LR
Price Guide £465,000

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The Property

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Upon entering, the spacious reception hall immediately showcases the property's expansive size, setting an impressive tone for the rest of the home.

The living room, situated at the front of the house, features a large window that bathes the space in natural light, thanks to its south-facing aspect. The substantial breakfast kitchen is equipped with ample base and wall units for storage, a suite of integrated appliances, and a breakfast bar. Its open-plan design with the breakfast area provides a generous space for casual dining.

Next to the breakfast kitchen lies the dining room, spacious enough to fit a complete dining set and additional furniture. With doors opening to the garden, it serves as a perfect space for entertaining.

The ground floor also includes a cloakroom, a storage cupboard beneath the stairs, and the staircase leading to the first-floor accommodations.

Upstairs, all bedrooms are generously sized doubles, with the primary bedroom benefiting from an en-suite shower room.

The property has been extended to include an apartment, perfect for extended family, guests, or teenagers, featuring a living area with a small dining space, a kitchenette, and a double bedroom.

The first floor is completed by a substantially sized bathroom, outfitted with high-quality sanitary ware.

Outside, the expansive front garden is neatly lawned and enclosed by a mature hedge. The property is accessible by footpaths surrounding it, leading to a more secluded rear garden. The large driveway provides parking for multiple vehicles, and the tandem garage has space for two cars.

Its proximity to the train station makes it an attractive option for commuters, and we highly recommend those new to the area to contact our office, as this village is highly sought after.

The property is freehold
Council: North Yorkshire
Tax Band: E
EPC: C
E P C L i n k : <https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2815-1410-2324-6275>

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

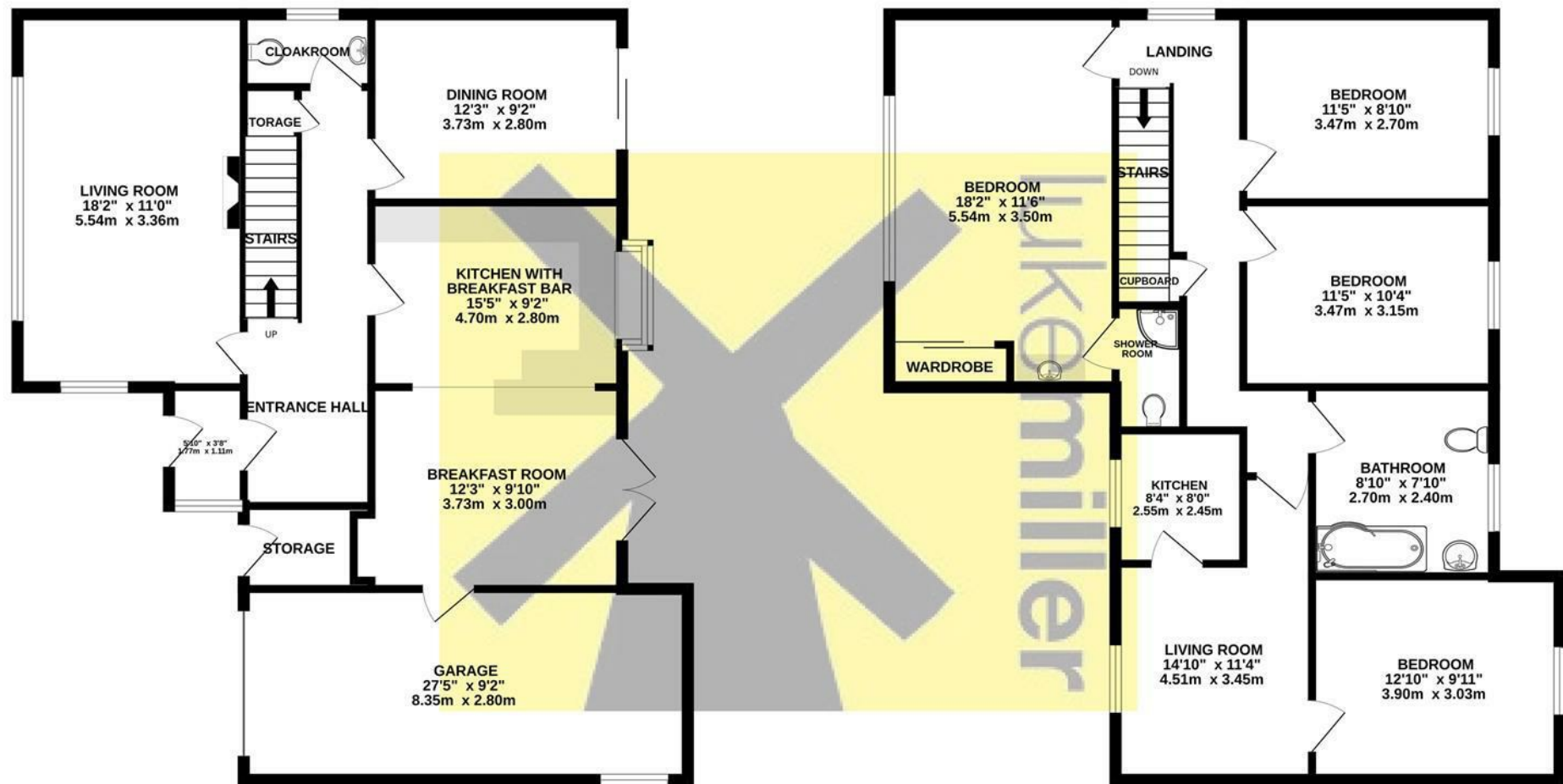
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GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.

1ST FLOOR
922 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 1865 sq.ft. (173.3 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