



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**Alpine Close
Carlton Miniott,
Thirsk,
YO7 4LX
Guide Price £425,000**

Available to purchase is this detached bungalow, quietly positioned within the popular village of Carlton Miniott. The property stands in exceptionally large, private south-facing gardens and provides generous, flexible living accommodation along with a detached brick-built garage. The village offers everyday amenities including a primary school, pubs, and a post office/store, with nearby rail links making it ideal for commuting.



The Property

Discreetly positioned within the village of Carlton Miniott, this impressive detached bungalow combines generous living accommodation with extensive gardens. For those ready to proceed, a viewing is strongly recommended.

The home opens with an extended fitted kitchen offering excellent work surfaces and integrated appliances, leading through to a dining area that works well for both everyday use and entertaining. The sitting room is notably spacious—ideal for those downsizing but still needing room for larger furniture—and extends into a bright garden room, a valuable extra at this price point.

From the central hallway, three double bedrooms are accessed, including a master with ensuite facilities, along with a well-appointed family bathroom.

Outside, the property enjoys private grounds designed for ease and enjoyment. Deep, mature borders frame a generous central lawn that could be re-landscaped or left as open space. Additional features include a powered garden shed, greenhouse, and a detached oversized single garage, providing ample storage.

The property is freehold

Council: North Yorkshire

Tax Band: D

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8405-6033-7629-9997-6533>

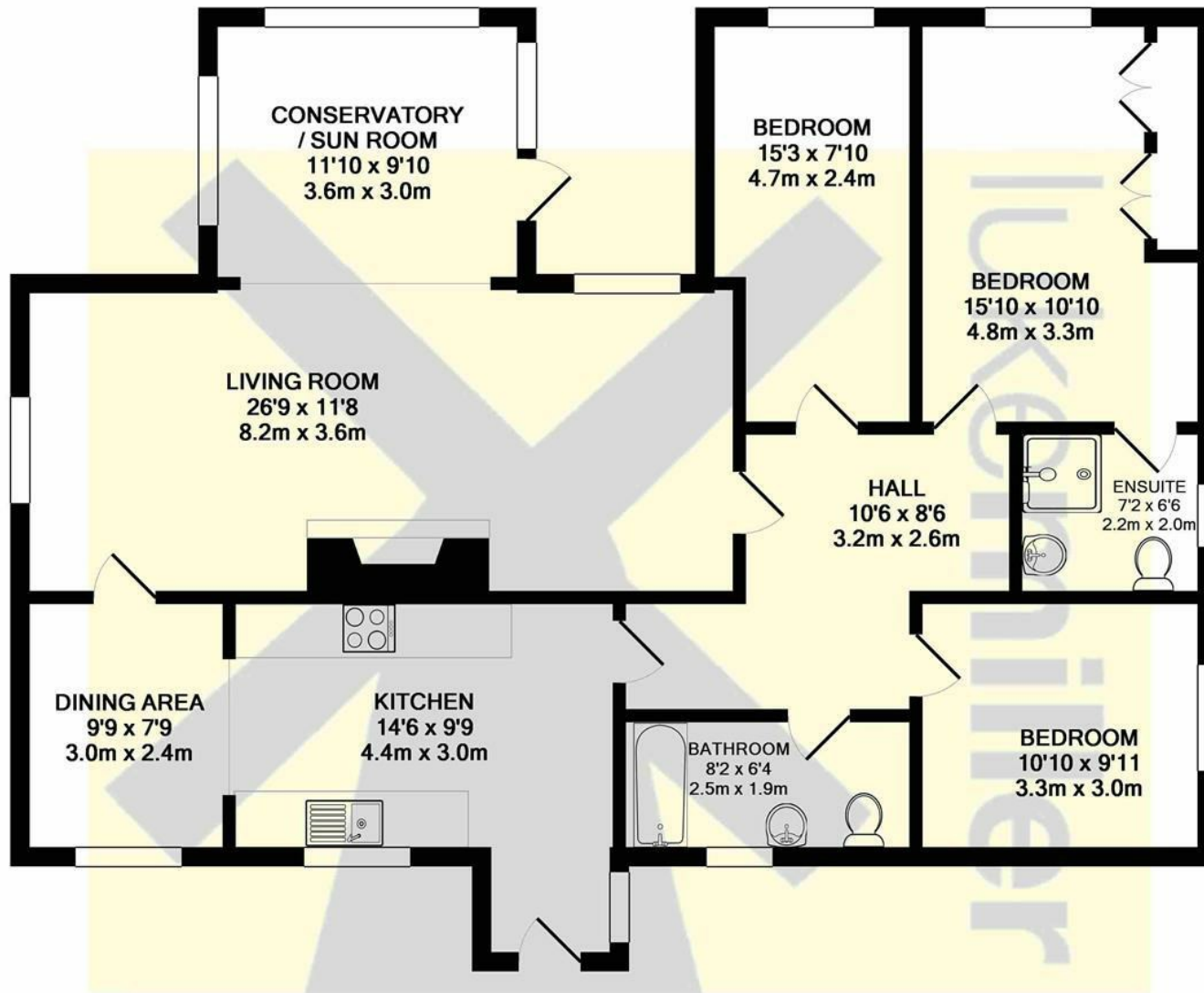
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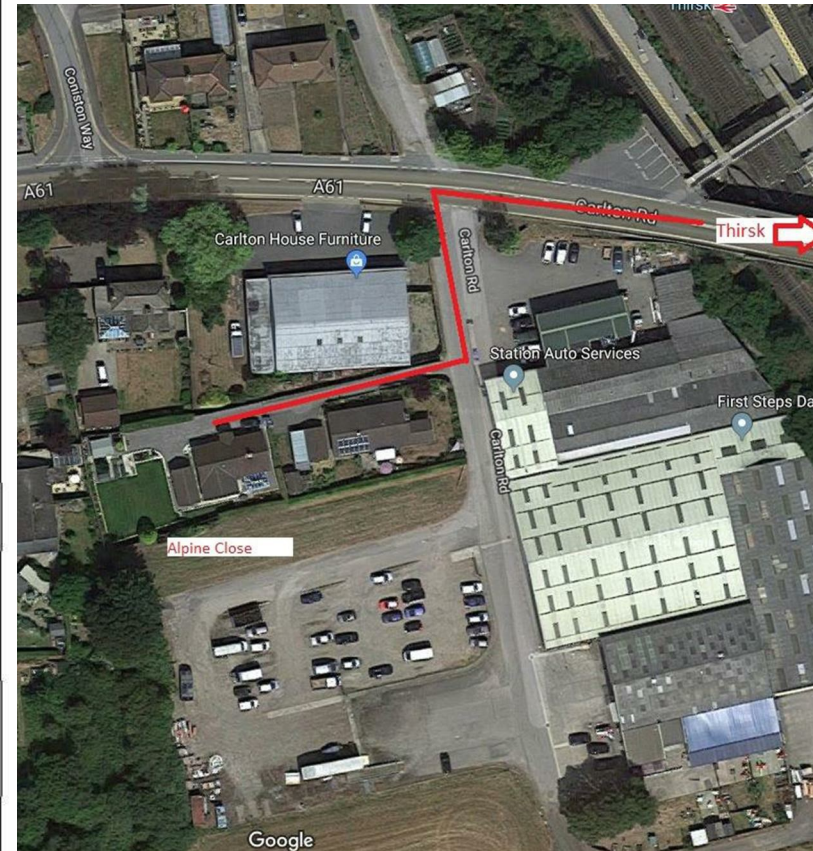






TOTAL APPROX. FLOOR AREA 1263 SQ.FT. (117.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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