

HUNTERS[®]

HERE TO GET *you* THERE



Ripon Way

Carlton Miniott, Thirsk, YO7 4LR

Asking Price £370,000



Council Tax:



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Entrance Hall

Entry to the home is through a Upvc entry door with two side lights leading to the reception hall. There is a staircase leading to the first floor accommodation and access to the Lounge, Kitchen and cloak room. To the rear of the reception hall there is also a UVPC door leading to the side of the home.

Lounge

14'8" x 10'9" (4.49 x 3.29)

The family lounge offers a large double glazed window to the front elevation. The focal point is provided by an elegant stone fireplace with an inset log burning stove. Central heating radiator and television point. Open to the:

Dining Room

10'5" x 8'11" (3.2 x 2.73)

From the lounge, the dining room has Upvc doors leading to the conservatory and a door to the kitchen. In addition there is also a central heating radiator and coved ceilings.

Kitchen

8'10" x 8'2" (2.7 x 2.5)

Fitted with a good range of contemporary floor and wall units, included two glazed cupboards with lights. A complementary work tops houses a one and half bowl stainless steel sink with drainer and swan neck tap over. Inset ceramic hob with built in electric oven under and extractor hood above. Space and plumbing for a washing machine and dishwasher, window to the rear aspect.

Conservatory

17'6" x 7'4" (5.35 x 2.26)

This excellent addition to the home is utilised as a

secondary sitting room. The conservatory is of a modern Upvc construction with a low solid wall surround. There are double Upvc doors leading to the garden area, tiled flooring and a central heating radiator.

Cloakroom

Located from the reception hall, the cloak room has a w.c and a UVPC window to the side aspect.

First Floor Landing

The large landing area allows access to the three bedrooms and bathroom. There is also a useful linen store, access to the loft via a hatch and a UVPC. window to the side aspect.

Bedroom One

13'6" x 10'9" (4.12 x 3.29)

To the front aspect, this double bedroom has a large UVPC window and a central heating radiator.

Bedroom Two

12'0" x 10'9" (3.66 x 3.29)

A further double bedroom with a central heating radiator and a large Upvc window over looking the rear gardens.

Bedroom Three

9'3" x 6'5" (2.84 x 1.96)

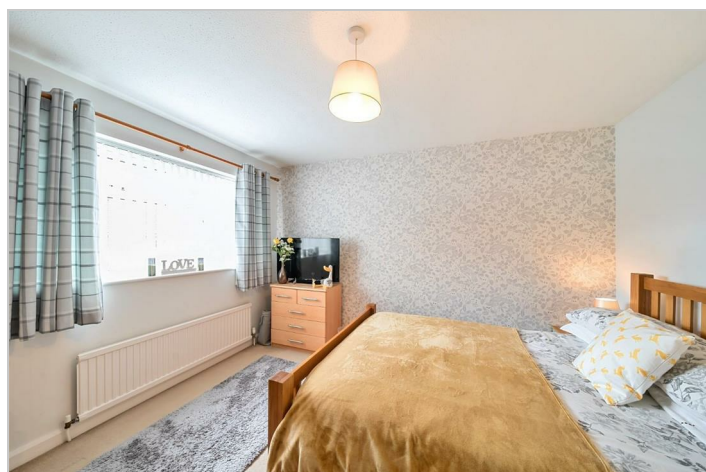
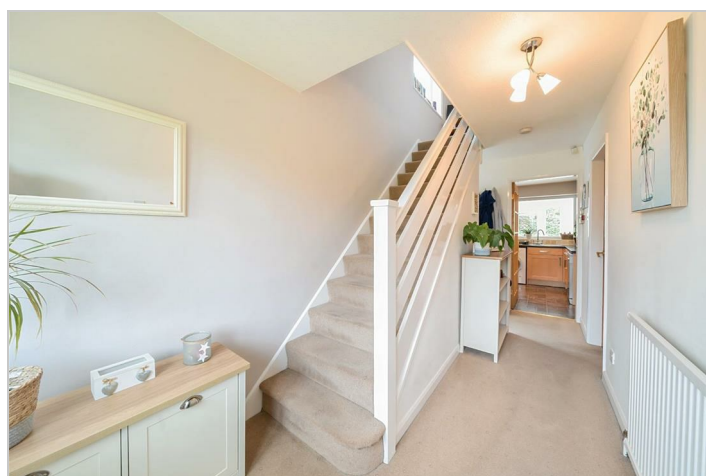
This single bedroom has a Upvc window to the front aspect and a central heating radiator. There is also a built in storage cupboard

Bathroom

Fitted with a panelled bath, shower, w.c., pedestal sink, tiled surround, central heating radiator and a Upvc window to the rear aspect.

Gardens and Parking

To the front of the home there is a pleasant garden area with a lawned garden and mature hedge giving privacy. There is also an extended drive which leads to the garage and rear gardens. The rear garden has been laid to lawn with a range of flowering beds and borders. There is also a fenced boundary. There is also an extended patio area and seating area.



Road Map



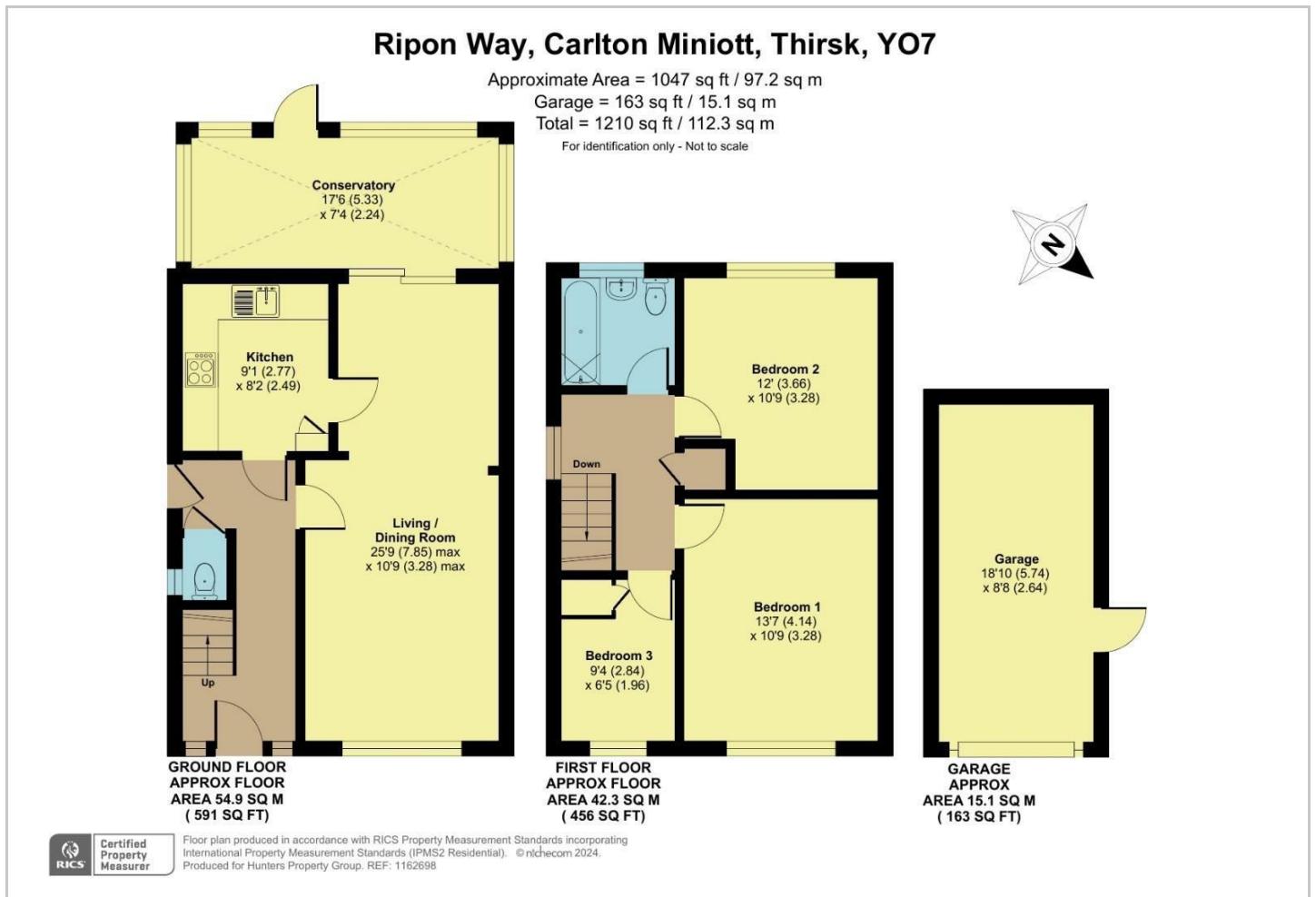
Hybrid Map



Terrain Map



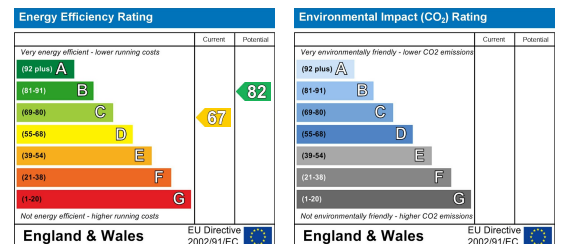
Floor Plan



Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.