

# HUNTERS<sup>®</sup>

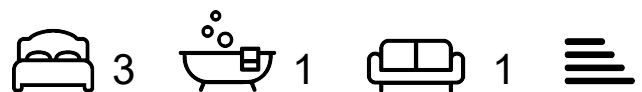
HERE TO GET *you* THERE



## Rydal Close

Carlton Miniott, Thirsk, YO7 4LW

Asking Price £300,000



Council Tax: C



# 2 Rydal Close

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A deceptively spacious three bedroom semi-detached bungalow which has undergone a full refurbishment and extension. Sitting within the popular and peaceful Cul-de-Sac of Rydal Close, travel links are on the doorstep with the A61 easily accessible and Thirsk rail station within walking distance. The property boasts a comfortable yet modern finish throughout with flexible living accommodation briefly comprising; Open plan living area of kitchen, dining room and living room, office/bedroom three, two further bedrooms and house bathroom. Externally there is driveway parking for several cars complete with EV charger, single garage and an enclosed landscaped rear garden.

## Utility

9'4" x 7'0" (2.85 x 2.15)

Useful work and entrance space with a practical vinyl flooring and door to inner hallway. Fitted with a range of white, high gloss fronted units complete with matching quartz work-surfaces. Within the units is a washing machine and tumble dryer. Inset single bowl sink with mixer tap, wall mounted gas fired central heating boiler housed in cupboard. Side entrance door from driveway.

## Inner Hall

Doors off to bedrooms one and two, house bathroom and living room. Central heating radiator, access to loft and expel air unit mounted in ceiling.

## Living Room

15'9" x 11'10" (4.82 x 3.63)

Open plan to dining room with light tunnel window providing natural lighting. Feature inset gas fire with space for inset flat screen T.V over. Coving to ceiling and engineered Oak flooring.

## Kitchen

16'4" x 10'6" (4.99 x 3.21)

Fitted with a range of wall and floor mounted units together with a central island, finished with contemporary quartz work-surface, upstands and splashback. Single bowl sink with mixer tap, single electric oven, four ring induction hob with extractor over. Integrated dishwasher and fridge freezer. French doors opening to rear garden and double glazed window to driveway.

## Dining Area

9'8" x 8'4" (2.96 x 2.55)

A flexible living space which is open plan to both the living room and kitchen. Light tunnel proving natural light.

## Bedroom Three/Office

9'2" x 7'7" (2.80 x 2.33)

Currently used as a home office, this versatile space lends itself to a variety of uses. Two double glazed windows to rear garden and central heating radiator.

## Bedroom One

11'11" x 10'5" (3.65 x 3.18)

With fitted wardrobes, overhead storage and bedside tables. Double glazed window to front elevation and central heating radiator.

## Bedroom Two

9'4" x 7'4" (2.87 x 2.26)

With fitted wardrobe, double glazed window to front elevation and central heating radiator.

## Bathroom

9'6" x 6'6" (2.92 x 1.99)

White suite comprising; wash hand basin, low flush

WC, electric shower in glass enclosure and panelled bath with shower and screen over. Tiled to wall and floor, high level double glazed window and heated towel rail and storage cupboard.

## Outside

### Garage and Driveway

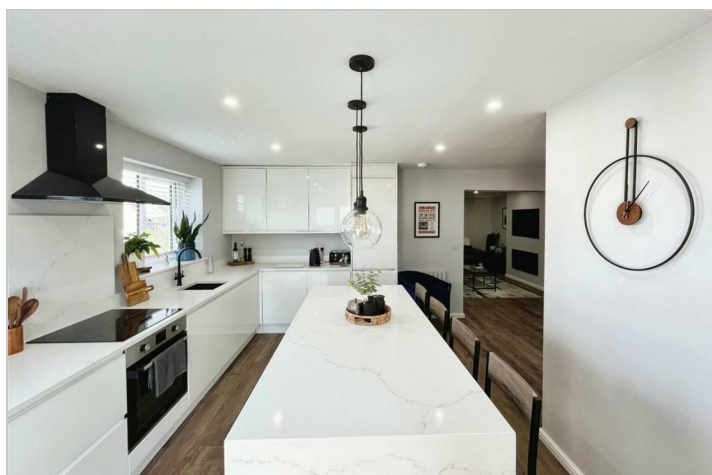
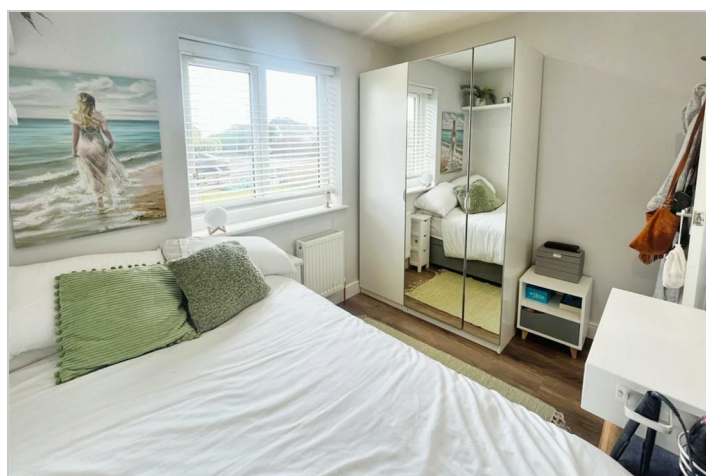
Good sized driveway providing off street parking for several cars, complete with EV charge point.

The single garage has been split internally to create a sound proof work space to the rear, accessed via the personal door to garden. The front up and over door, opens to the remaining storage space. With light and power.

### Gardens

Lawned garden to the front with plant border.

To the rear, the garden has been carefully landscaped to provide a modern space ideal for relaxing or entertaining. With patio, rendered raised beds and central lawn. Steps to the rear of the garden lead to gated access to the rear lane, ideal for dog walks!



## Road Map



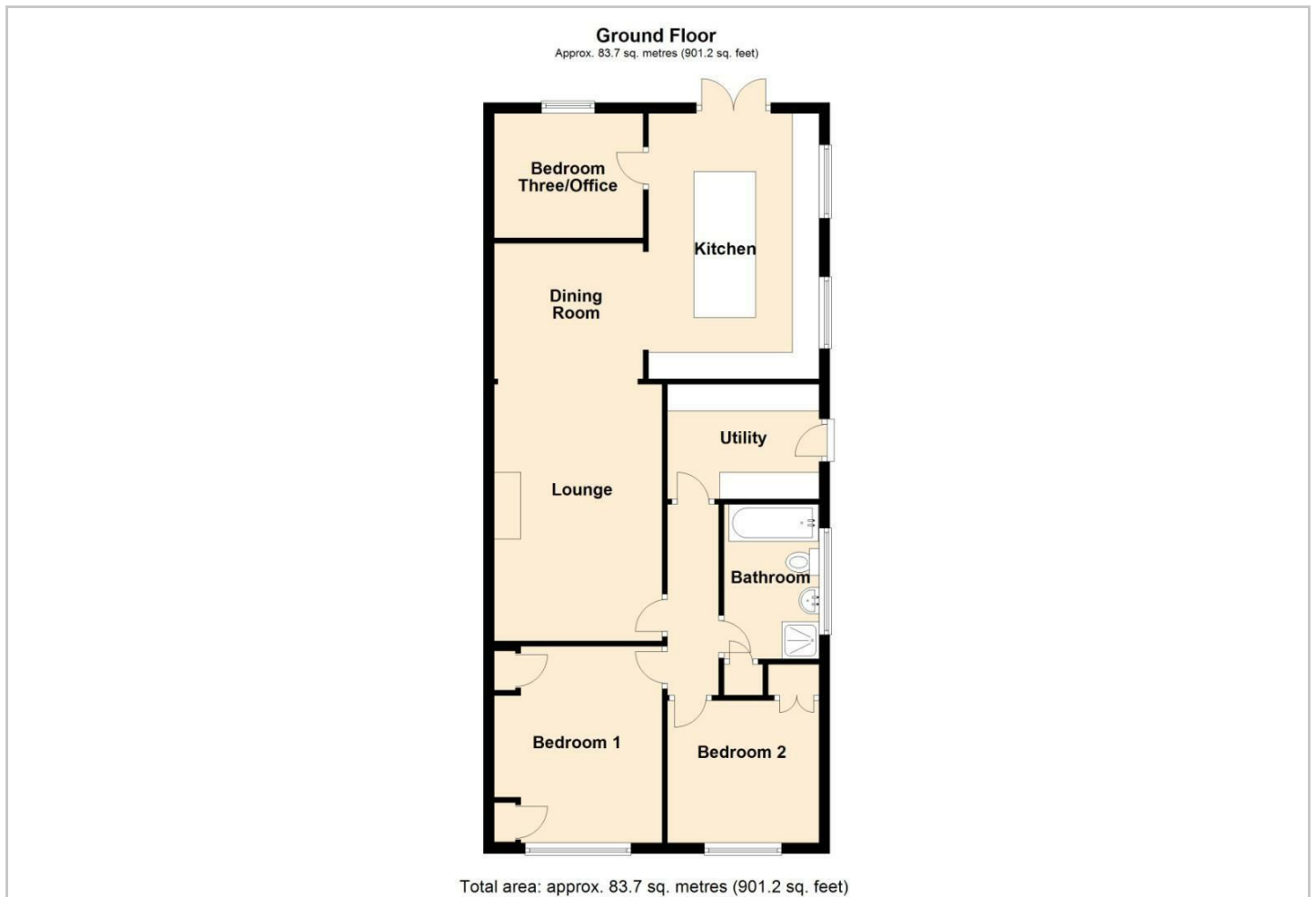
## Hybrid Map



## 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.