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### **17 Ripon Way, Carlton Miniott YO7 4LR**

This well presented detached property offers superb space on a great plot and is situated in a sought after cul de sac in Carlton Miniott. The extended property provides great sized living accommodation on two levels to include an entrance porch, an entrance hall, a cloakroom/ w.c., a further cloakroom, a large lounge/dining room, a sitting room, a modern fitted dining kitchen, an office, a utility room, a first floor landing, three double bedrooms, an en-suite shower room/w.c (Formerly the fourth bedroom) and a modern house bathroom/ w.c.. The property is situated on a corner plot with large drive leading to an integral double garage and a superb sized private garden. With the benefits of double glazing where stated and gas central heating, viewing is recommended to appreciate the size, location and presentation of the accommodation on offer. EPC Rating ' TBC ', Council tax band E.

**Offers Over £455,000**

### LOCATION

Situated within the village of Carlton Miniott to the West of Thirsk on a sought after residential area. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate. Carlton Miniott is also the location of Thirsk mainline station providing associated commuter links.

### DIRECTIONS

Leaving Thirsk via Station Road proceed in to Carlton Miniott over the bridge and take the right hand turn at the mini roundabout. Proceed and take the first left on to Ripon Way to where the property is located tucked away on the left hand side.

### THE ACCOMMODATION COMPRISES

#### ENTRANCE PORCH

5'2" x 5'8" (1.59 x 1.75)

With window to the front, glazed door to the side and tiled floor.



#### ENTRANCE HALL

5'10" x 20'5" (1.78 x 6.23)

With double glazed entrance door & window to the front elevation, dark grain laminate flooring, dado rail, spindle bannister staircase to the first floor, understairs cupboard and radiator.

**KITCHEN**

12'10" x 13'10" (3.92 x 4.24)

Including a modern fitted range of wall and base units incorporating rolled edge work surfaces, one and a half bowl ceramic sink unit with mixer taps over, spotlights, range cooker, extractor hood & light, dishwasher, radiator, dark grain laminate flooring, double glazed window to the rear and double glazed entrance door to the side. Glazed doors to the hall and sitting room.



**LOUNGE / DINING ROOM**

26'5" x 14'3" (8.06 x 4.35)

With double glazed patio doors to the rear, double glazed window to the front, coving, recessed log effect cast iron gas stove with timber surround, television point, dark grain laminate flooring and radiators.



**SITTING ROOM**

11'5" x 18'2" (3.48 x 5.55)

With double glazed bay window to the front elevation, double glazed window to the side, coving, open fire with reclaimed timber surround, television point and radiator.



**OFFICE**

7'5" x 16'6" (2.28 x 5.03)

With windows to the rear & side elevations and radiator. (Potential to make in to another bedroom)



### UTILITY ROOM

9'8" x 9'11" (2.95 x 3.04)

With space & plumbing for a washing machine, vent for drier, tiled floor, cupboard housing the boiler and window & door to the rear elevation. Door to garage and office.



### CLOAKROOM/ W.C.

2'9" x 4'11" (0.84 x 1.51)

With window to the rear, low level w.c., hand basin, laminate flooring and radiator.



### FIRST FLOOR LANDING

Galleried landing with double glazed window to the side elevation, linen cupboard, loft access .



**MASTER BEDROOM**

11'5" x 11'5" (3.48 x 3.49)

With double glazed window to the front elevation and radiator.



**EN-SUITE SHOWER ROOM/ W.C.**

9'11" x 6'5" (3.04 x 1.96)

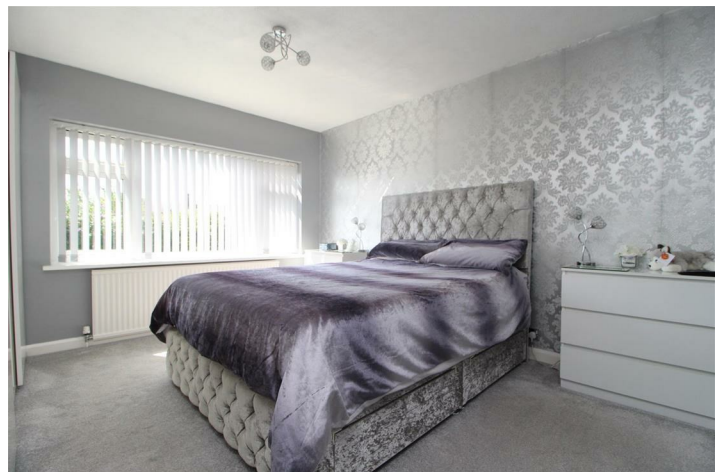
Including a modern three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, radiator, extractor and double glazed window to the side elevation.



**BEDROOM TWO**

12'11" x 11'5" (3.94 x 3.48)

With double glazed window to the rear elevation and radiator.



### BEDROOM THREE

10'2" x 9'1" (3.10 x 2.77 )

With double glazed window to the front elevation, television point and radiator.



### HOUSE BATHROOM/ W.C.

9'6" x 6'3" (2.92 x 1.92)

Including a modern white three piece suite comprising of a panelled spa bath with shower over, pedestal wash hand basin, low level w.c., tiled walls, vertical heated towel rail, linen cupboard, extractor and double glazed window to the side elevation.



### EXTERNAL

#### FRONT GARDEN

Large front garden with flagged parking and turning, gravelled section, circular patio & walled & hedged boundaries.





## SUMMERHOUSE



## REAR GARDEN

South facing large corner plot garden offering a high degree of privacy with space to extend subject to the granting of planning permission. Laid mainly to lawn with gravelled section, summer house with decked terrace, fenced & walled boundaries, raised patio and raised bed.



**DOUBLE GARAGE**

22'3" x 18'1" (6.78 x 5.51)

Integral double garage with double timber doors, sealed floor, television point, roof storage space with lighting & power.

**VIEWING BY APPOINTMENT**

Viewing is Strictly By Appointment Only.

**CLAUSES**

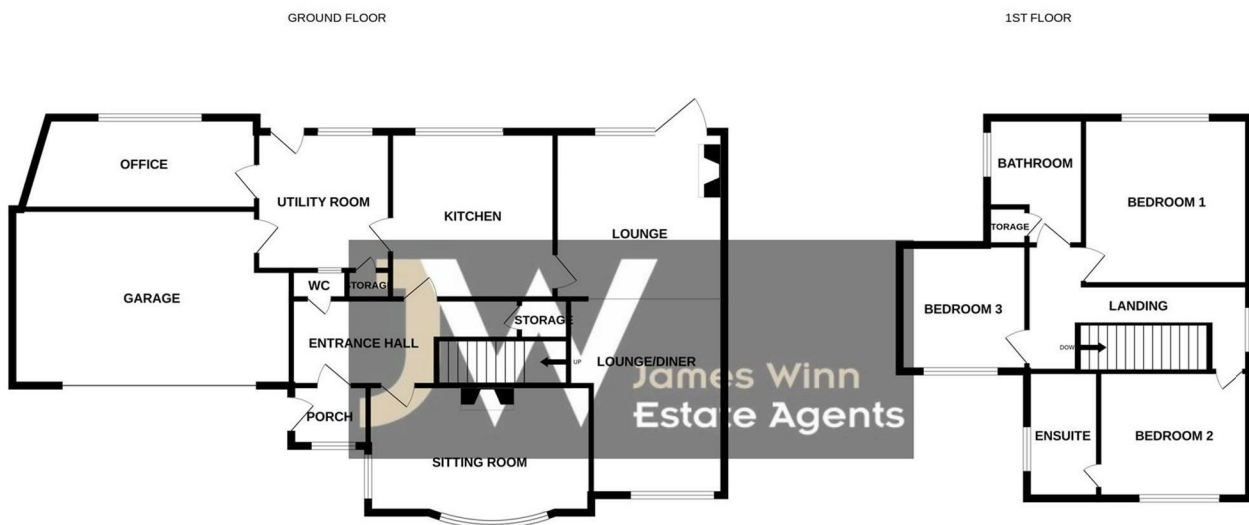
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**FREE VALUATION SERVICE**

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

**MORTGAGE & FINANCIAL ADVICE**

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ).Minimum age 18.



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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