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4 Ripon Way, Carlton Miniott Thirsk YO7 4LR

Situated in the ever-sought after village of Carlton Miniott, this substantial four-bedroom detached home boasts generous room sizes with a contemporary finish. Entering via the front, into a wide entrance hallway with oak flooring and staircase to the first floor. Right from the hall, into a warm lounge space featuring a bay window with plantation shutters to the front aspect and cast-iron log burner with wooden mantle at the focal point. A first left from the hall, into the kitchen diner with breakfast bar, oak-effect worktops, shaker-style wall/base units, integrated dishwasher, electric rangemaster cooker and tiled splashbacks. A second left from the hallway, into a generous dining room, which flows wonderfully into a sunroom with french doors onto the rear garden. Furthermore, at either end of the hallway, is a handy boot room or practical office space. There is also a downstairs W.C. To the first floor, four well-proportioned bedrooms and the house bathroom. The primary bedroom sits to the rear of the property with view over the rear garden and built-in wardrobes. The second bedroom sits to the front of the property and benefits from built-in wardrobes and window to the front aspect. The third bedroom is to the end of the landing with window to the front, whilst bedroom four runs adjacent with a window to the side. The house bathroom is a three-piece suite with mosaic tiled feature wall, panelled bath and overhead double shower unit, wash hand basin and W.C. Externally, the rear garden is private and enclosed, extending to a raised, patio area at the end. The garden is mainly laid to lawn with shrubs and hedging to border, with patio area outside the kitchen and sunroom exits. There are two sheds which can be used for hobbies/storage. The garage is double-length, accessible both inside and outside, and is currently split to enable a utility room to rear end. The front garden is mainly laid to lawn, with the driveway ample enough for several vehicles. EPC - D

£435,000

LOCATION

Situated within the village of Carlton Miniott in 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. The property is located on the right hand side.

THE ACCOMMODATION



ENTRANCE HALL

20'6" x 5'10" (6.25m x 1.80m)

Large storage cupboard. Boot room with great space for outdoor clothing and shoes. Office room to the end of the hall. Oak wood flooring and radiator.



LOUNGE

11'3" x 18'2" (3.43m x 5.54m)

Large bay window to the front. Log burning stove with hearth and wooden mantle.



KITCHEN DINER

12'11" x 19'9" (3.94m x 6.02m)

A range of modern cream base and wall units with oak effect work surfaces and a tiled splashback. Integrated dishwasher and electric rangemaster cooker. Door leading out to the rear garden and door leading to the utility room and garage.



DINING ROOM

12'11" x 9'1" (3.94m x 2.79m)

Window to the side. Open plan through to the sun room and a serving hatch to the kitchen.



SUN ROOM

9'3" x 8'2" (2.84m x 2.49m)

French doors leading out to the rear garden.
Windows to the side providing lots of natural light.



STUDY

5'10" x 4'3" (1.80m x 1.30m)



DOWNSTAIRS W.C.

4'5" x 2'11" (1.37m x 0.89m)

Toilet and hand wash basin.

LANDING

Large window to the side allowing plenty of natural light. Loft access.



PRIMARY BEDROOM

12'11" x 11'8" (3.96m x 3.56m)

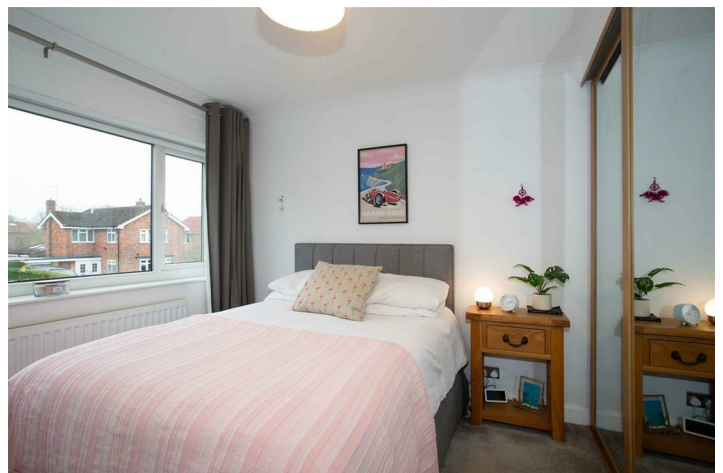
Window to the rear. Built in wardrobes.



BEDROOM 2

11'3" x 11'5" (3.45m x 3.48m)

Window to the front. Built-in wardrobes.



BEDROOM 3

9'3" x 10'2" (2.82m x 3.10m)

Window to the front.



BEDROOM 4

11'5" x 6'7" (3.48m x 2.01m)

Window to the side.



BATHROOM

6'3" x 9'8" (1.93 x 2.95)

Three piece modern bathroom suite with a bath and overhead double shower unit, hand wash basin and WC. Mosaic tiled feature wall and tiled flooring. Opaque window.



GARAGE / UTILITY ROOM

A multi purpose space offering a utility area with space and plumbing for a washing machine and dryer. Newly fitted gas boiler. Can be used as a double garage or the potential to split into a single garage and large utility room.

EXTERNAL

Externally, the rear garden is private and enclosed, extending to a raised, patio area at the end. The garden is mainly laid to lawn with shrubs and hedging to border, with patio area outside the kitchen and sunroom exits. There are two sheds which can be used for hobbies/storage. The front garden is mainly laid to lawn, with the driveway ample enough for several vehicles.



MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Private, off-street parking.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

DISCLAIMER

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

VALUATION SERVICES

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.

FINANCIAL & MORTGAGE ADVICE

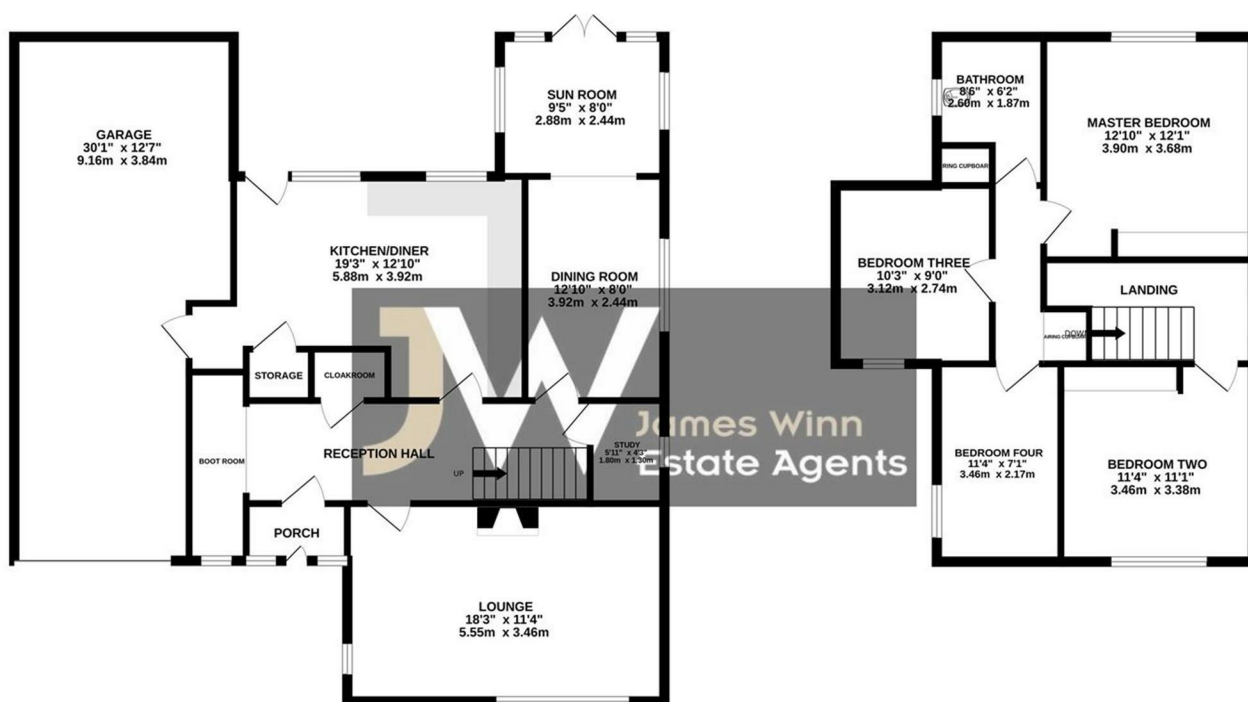
James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if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

VIEWING

Viewing strictly by appointment.

GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.

1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1469 sq.ft. (136.5 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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