



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



2 Ripon Way, Thirsk, YO7 4LR
Price Guide £420,000

Located on the popular Ripon Way, this spacious and versatile home offers generous accommodation suited to larger families or buyers looking to future-proof their next move. The layout provides excellent living space across both floors and the flexibility many buyers now seek. Well placed for access to the train station and local amenities, the property is offered with no onward chain and early viewing is recommended.



The Property

On entry, a spacious reception hall provides access to the majority of the ground floor accommodation. To the front of the home, the main sitting room is a generous and more formal space with windows to two elevations, allowing for excellent natural light. A second reception room offers a more informal setting and would work well for families needing an additional living area, a home office, or a hobby room.

The kitchen is well proportioned and fitted with a range of base and wall units providing good storage, along with ample worktop space for day-to-day use. A door leads through to the utility room which, in turn, provides internal access to the double garage. Adjacent to the kitchen is the formal dining room with a window overlooking the rear garden. For buyers considering future-proofing, this room could also work well as a ground floor bedroom if required. The ground floor is completed by a shower room and a useful storage cupboard.

To the first floor, a bright landing leads to four bedrooms and the family bathroom. There are three comfortable double bedrooms along with a single room. The bathroom is fitted with a panel bath with shower attachment, WC, bidet and wash hand basin, finished with a tiled surround.

Externally, the gardens are well maintained and mainly laid to lawn with established hedging and fenced boundaries. The driveway provides parking for several vehicles and leads to the double garage, which is accessed via two independent up-and-over doors.

The property is Freehold

Council: Hambleton

Tax Band: E

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/6136-4827-4500-0116-9202>

The village of Carlton Miniott

The village of Carlton Miniott has retained its individual character and provides a respected primary school, three local pubs and shop. The village is close to Thirsk which is ideally placed for those who enjoy country pursuits and together with a popular race course, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road

to:

The Spa town of Harrogate (22 miles)

Historic York (21 Miles)

Leeds (30 Miles) and

Teesside (23 Miles)

Thirsk has the following excellent rail connections:

Trans Pennine Express to York, Leeds and Manchester

and the Grand Central Train line giving direct access to London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20 mile radius, well respected private schools include: Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

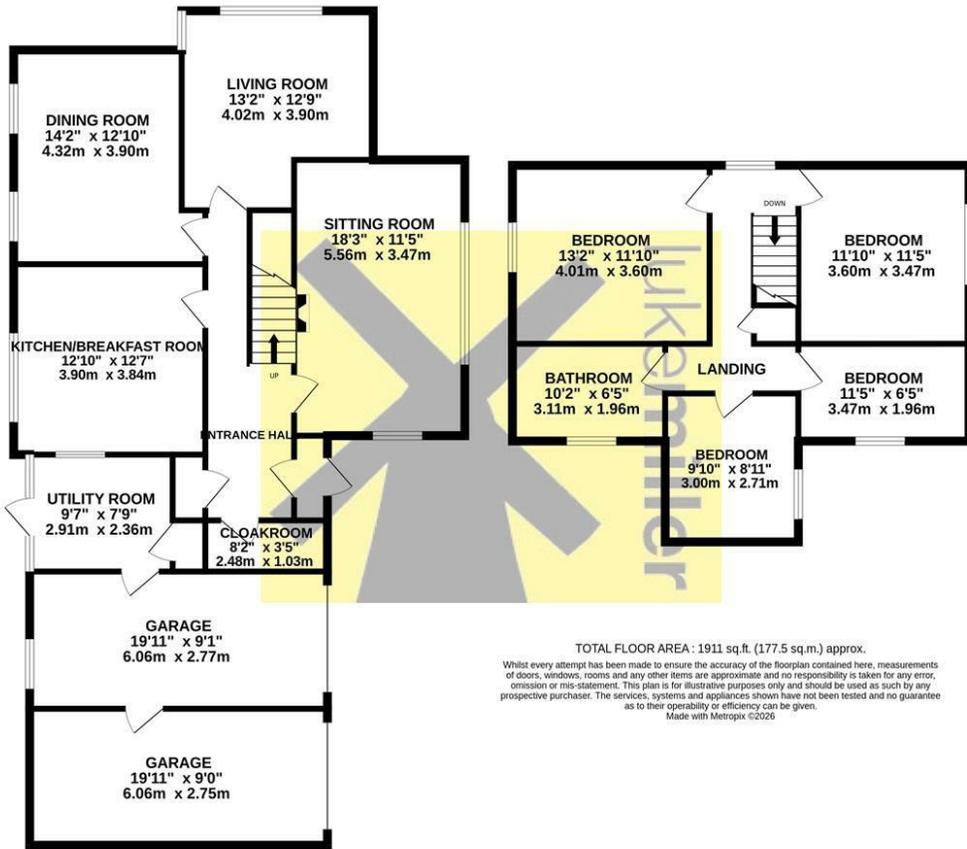
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GROUND FLOOR
1295 sq.ft. (120.3 sq.m.) approx.

1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1911 sq.ft. (177.5 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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