

HUNTERS[®]

HERE TO GET *you* THERE



Ripon Way

Carlton Miniott, Thirsk, YO7 4LR

Asking Price £230,000



Council Tax: C



45 Ripon Way

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Entrance Hall

Entrance door from front of property, stairs to first floor level, doorway to lounge and central heating radiator.

Lounge

13'10" x 10'5" (4.22 x 3.19)

Double glazed window to front elevation, electric log effect stove and central heating radiator. Open to dining room.

Dining Room

10'11" x 9'4" (3.34 x 2.85)

Doors off to conservatory and kitchen. Central heating radiator.

Kitchen

10'10" x 7'4" (3.31 x 2.25)

Fitted with a range of wall and floor mounted units with matching work-surfaces. Space and plumbing for washing machine. Double glazed window to side aspect and door opening to the garden.

Conservatory

Ceramic tiled floor, doors and windows to the rear garden.

First Floor

Landing

Window to side elevation.

Bedroom One

12'11" x 10'0" (3.94 x 3.05)

Double glazed window to front elevation and central heating radiator.

Bedroom Two

11'11" x 9'11" (3.65 x 3.03)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

6'11" x 9'2" (2.12 x 2.80)

With double glazed window to front aspect and central heating radiator.

Bathroom

White suite comprising; wash hand basin, low flush WC and panelled bath with shower over. Double glazed window to rear elevation.

Outside

Lawned garden to the front of the property with mature hedge border.

The concrete driveway leads to the single garage at the rear of the property, whilst also providing off street parking.

To the rear is a low maintenance fully enclosed garden. The space is paved with a raised lawn area.



Road Map



Hybrid Map



Terrain Map



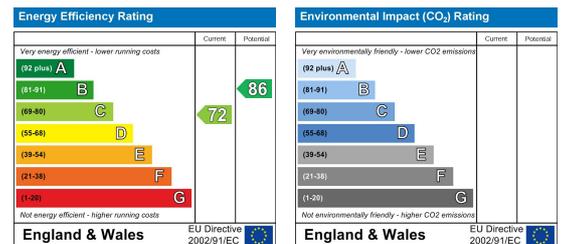
Floor Plan



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.