

HUNTERS[®]

HERE TO GET *you* THERE



Ripon Way

Carlton Miniott, Thirsk, YO7 4LR

Asking Price £449,000



Council Tax: E



3 Ripon Way

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Entrance Hall

With a glazed UPVC door opening from the front of the property, the entrance hall provides access to all ground floor rooms and cloakroom. Stairs to first floor level. Central heating radiator and under-stair cupboard.

Lounge

18'2" x 11'5" (5.54 x 3.48)

A good sized room with double glazed bow window the front aspect and a further double glazed window to the side. The focal point of the room is the ornate fireplace with hearth and decorative mantle. Laminate wood flooring and central heating radiator.

Dining Room

17'3" x 9'1" (5.26 x 2.77)

With Bi-fold doors opening to the enclosed rear garden, laminate wood flooring and feature log burner on granite hearth. Central heating radiator.

Store Room

5'8" x 4'3" (1.75 x 1.32)

Currently used as a store room, the room would also make a useful home office space.

Kitchen

12'9" x 8'5" (3.89 x 2.59)

Fitted with a range of wall and floor mounted units with matching granite surfaces complete with inset sink and draining area. Double oven, electric hob with extractor over, Integrated dishwasher, space and plumbing for washing machine. Double glazed window to rear elevation and door to rear hall.

Rear Hall

A useful 'L-shaped' space with French doors

opening to the rear garden. Access to the integrated garage, door to the front elevation and access to storage cupboard.

First Floor

Landing with window to side elevation and storage cupboard.

Bedroom One

12'9" x 11'9" (3.89 x 3.59)

Good sized double room with double glazed window to the rear elevation. Built-in wardrobes and central heating radiator.

Bedroom Two

11'6" x 11'3" (3.53 x 3.45)

Double bedroom with double glazed window to the front elevation and central heating radiator.

Bedroom Three

9'8" x 9'3" (2.95 x 2.82)

Double bedroom with double glazed window to the front elevation and central heating radiator.

Bedroom Four

11'6" x 6'3" (3.51 x 1.93)

Good sized single room with double glazed windows to both the front and side aspect. Central heating radiator.

Bathroom

Spacious family bathroom with white suite comprising; wash hand basin, low flush WC, panelled bath and corner shower unit.

Driveway and Garage

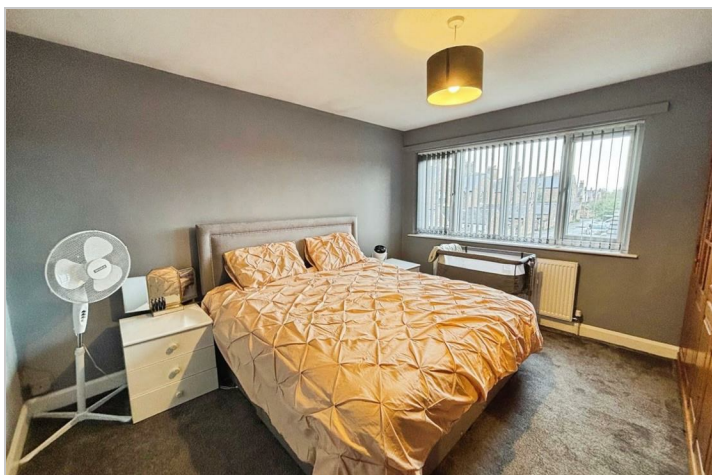
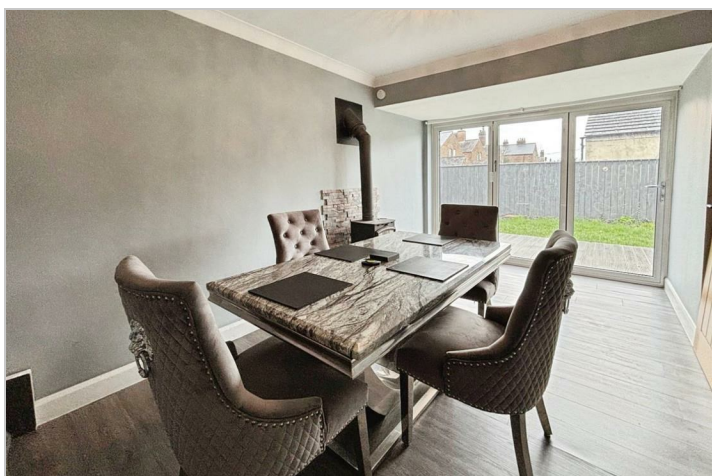
Concrete driveway providing parking for two vehicles. Single garage with roller door.

Garden

Tel: 01845 440044

Lawned garden to the front with gated access to the rear garden.

The rear garden is fully enclosed with paved patio and pathways, lawn and plant borders.



Road Map



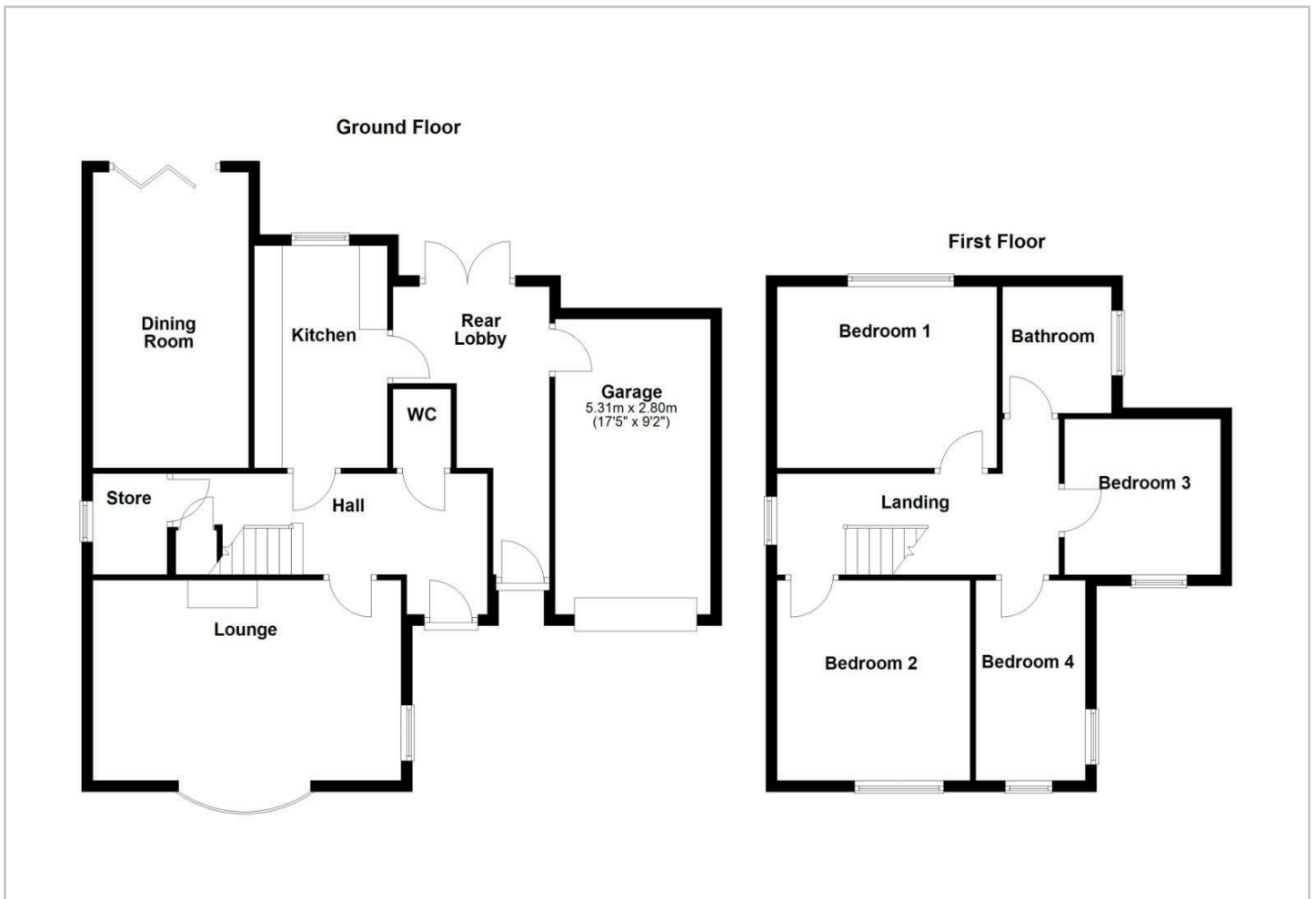
Hybrid Map



Terrain Map



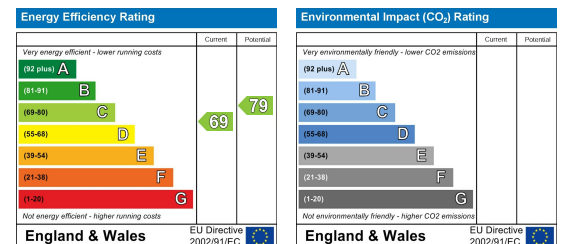
Floor Plan



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.