HUNTERS®

HERE TO GET *you* THERE



Cleveland Way

Carlton Miniott, Thirsk, YO7 4LN

Asking Price £340,000

3 1 2 D

Council Tax: D





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Hunters are pleased to bring to market this three bedroom detached home in Carlton Miniott. The property stands on a peaceful street, with easy access to the A61, train station and local amenities. Briefly comprising; entrance hall, lounge, dining room, dining kitchen and conservatory to the ground floor. To the first floor are three bedrooms and a shower room. Externally the property offers well cared for mature gardens, driveway parking and a garage.

Porch
Glazed door opening to the enclosed porch area. Tiled floor. Further door opening to the hall.

Entrance Hall
Laminate wood flooring, stairs to first floor level and central heating radiator. Doors to WC, sitting room and kitchen.

Lounge
14'11" x 10'11" (4.55 x 3.34)
With double glazed bow window to the front elevation, electric fire and central heating radiator. Door to the hallway and folding doors to the dining room.

Kitchen/Diner
19'8" x 8'4" (6.00 x 2.55)
Fitted with a range of floor and wall mounted units, completed with matching work-surfaces. Integrated electric oven and hob with extractor over. Sink and drainer unit with mixer tap. Within the units is space for an automatic washing machine and full height fridge freezer. Double glazed windows to both side aspects, door opening to the conservatory.

Conservatory
8'5" x 6'5" (2.57 x 1.96)
Ceramic tiled floor and doors to the garden and driveway.

Dining Room
10'7" x 8'10" (3.24 x 2.70)
With folding doors from the lounge and glazed French doors to the garden, the dining room offers the flexibility to create an open plan space with direct access to the outdoors.

First Floor
Landing with Treske bespoke Ash book shelves, double glazed window to the side elevation, airing cupboard and access to loft.

Bedroom One
10'8" x 9'3" (3.26 x 2.83)
Double glazed window to the front elevation and central heating radiator.

Bedroom Two
11'0" x 9'3" (3.36 x 2.83)
With double glazed window to the rear elevation, central heating radiator and fitted wardrobe with mirrored doors.

Bedroom Three
8'2" x 8'10" (max) (2.51 x 2.70 (max))
Double glazed window to the front elevation and central heating radiator.

Shower Room
8'3" x 6'2" (2.53 x 1.90)
White suite comprising; wash hand basin, low flush WC and step in shower with curtain. Tiling to walls

and ceiling. Double glazed window to the rear elevation.

Outside

Lawned garden with mature flower borders to the front of the property, the driveway to the side of the house provides off street parking and leads to the single garage.

The rear garden is a particular feature, with a range of plants, shrubs and trees, two ponds, patio areas and paved pathways.

Garage/Cinema Room

8'1" x 13'4" (2.47 x 4.08)
The garage has been divided with a stud wall to create a cinema/craft room to the rear. The front area remains as storage for tools and garden equipment.

Anti Money Laundering Regulations - Thirsk

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









Road Map



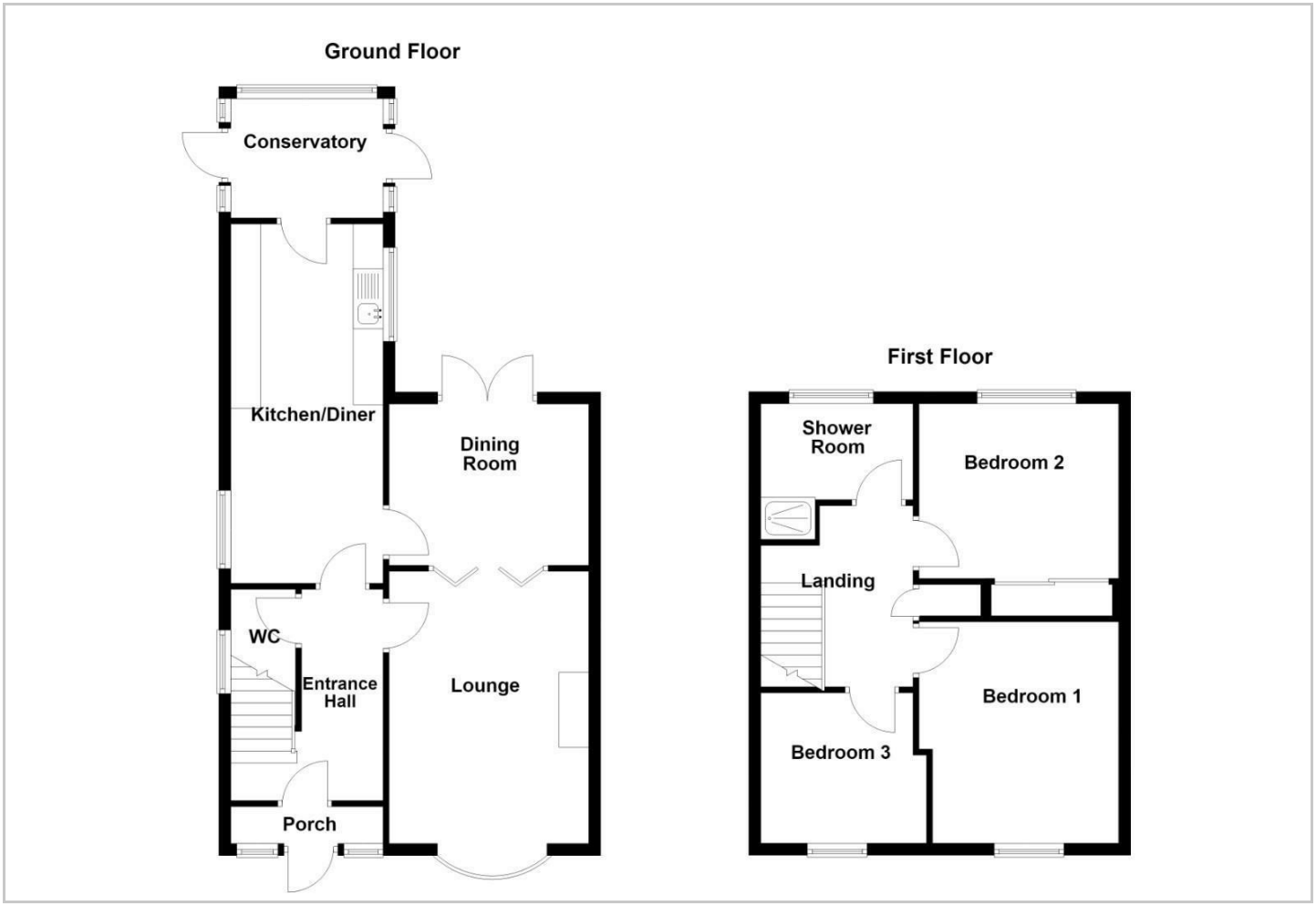
Hybrid Map



Terrain Map



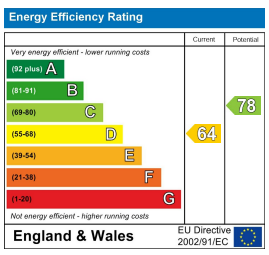
Floor Plan

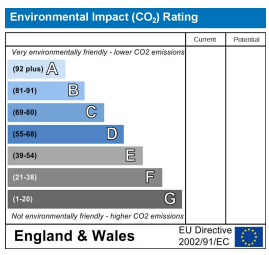


Viewing

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.

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