HUNTERS®

HERE TO GET *you* THERE



Ripon Way

Carlton Miniott, Thirsk, YO7 4LR

Asking Price £440,000

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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 pluming 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.

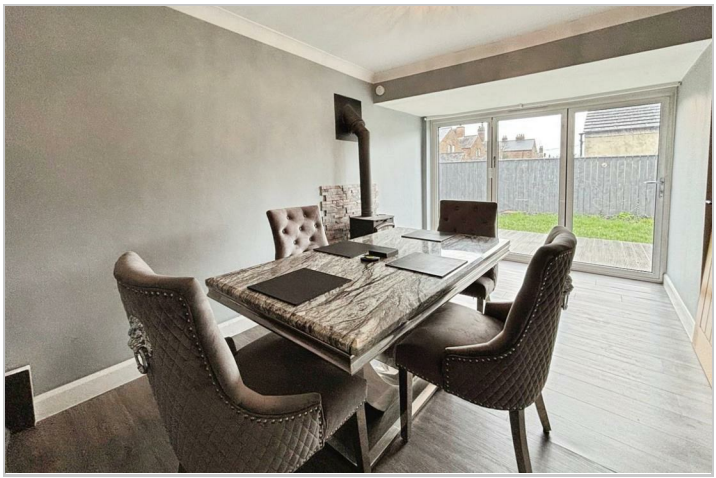
Bathroom
Spacious family bathroom with white suite comprising; wash hand basin, low flush WC, panelled bath and corner shower unit.

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

Garden
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.

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



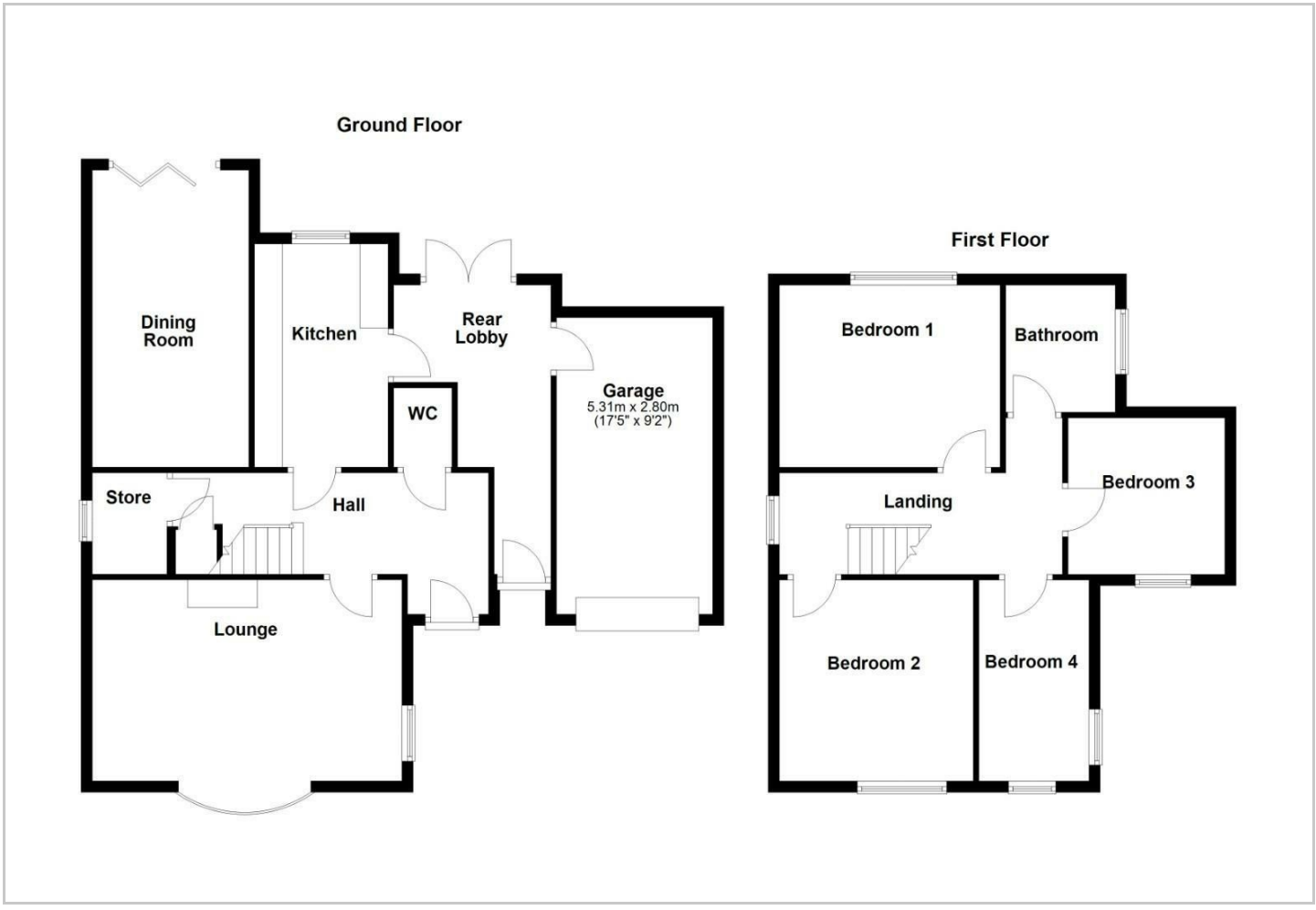
Hybrid Map



Terrain Map



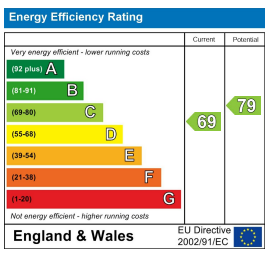
Floor Plan

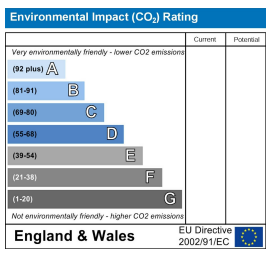


Viewing

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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