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...your home is where our heart is



Ripon Way

Carlton Miniott, Thirsk, YO7 4LR

Asking Price £345,000



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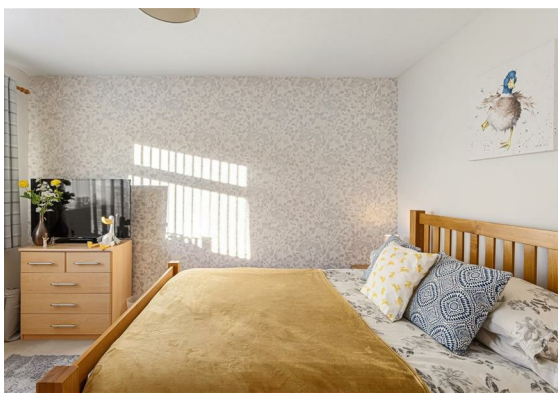
STYLE - Charming Detached Family Home
HIGHLIGHTS - Desirable Location, Close to Amenities. Versatile Living Space, Three Bedrooms
THREE WORDS - Move. Straight. In!

CHARMING FAMILY HOME IN CARLTON MINIOTT

Welcome to 51 Ripon Way, a beautifully presented three-bedroom family home nestled in the heart of Carlton Miniott. This delightful property offers an enviable lifestyle, combining comfort, convenience, and a touch of elegance in a highly desirable and peaceful location.

Step inside to discover a generous open-plan living space, perfect for modern family life. The living area with multi fuel burning stove burner flows seamlessly into dining area and on to a super conservatory, providing a cosy additional reception room that can be enjoyed year-round. The fully fitted kitchen is well-equipped to cater to all your culinary needs, while a convenient cloakroom completes the ground floor.

Upstairs, you will find two spacious double bedrooms and a third single bedroom, all thoughtfully designed to offer comfort and tranquillity. The family bathroom is tastefully appointed, ensuring a relaxing retreat at the end of the day.





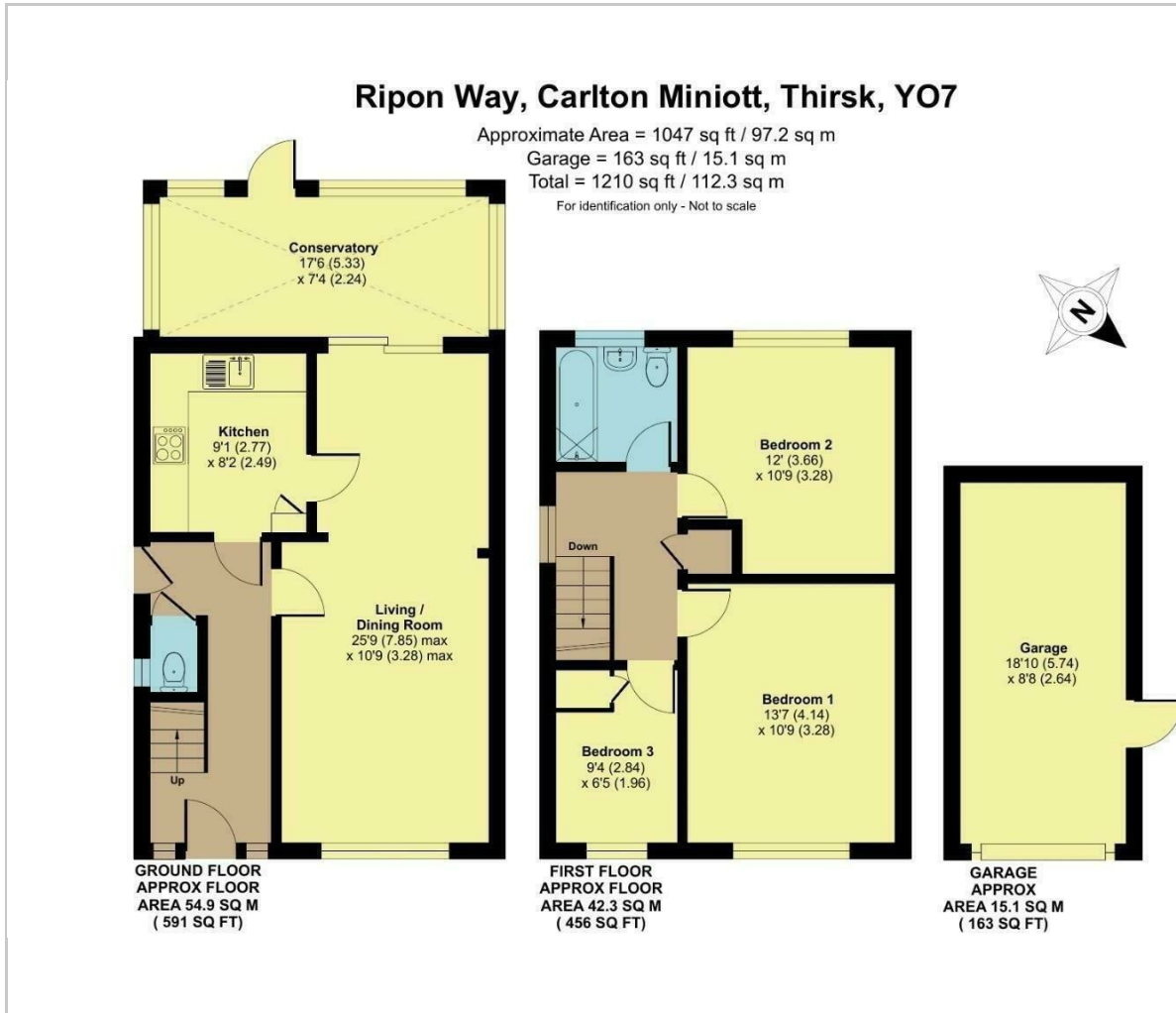
Outside, the south-west facing garden is a true highlight. Meticulously maintained, the lawned gardens to both the front and rear are framed by mature hedging, offering a private oasis for relaxation and play. The paved terrace is an ideal spot for summer barbecues and entertaining friends and family. An access door from the garden leads to the garage, and a driveway to the side provides ample off-street parking.

This charming home benefits from gas-fired central heating, a multi-fuel burning stove, and UVPC double glazing throughout, ensuring comfort and energy efficiency. The current owners have maintained and decorated the property to a high standard, making it ready for you to move in and enjoy.

Ideally situated with excellent transport links to York, London, and Edinburgh, and close to the A1 and A19, this home is perfect for commuters. With reputable primary and secondary schools, bus routes, and Thirsk racecourse nearby, 51 Ripon Way is a fantastic opportunity not to be missed. Arrange a viewing today and start your new chapter in this wonderful family home.



Floor Plan



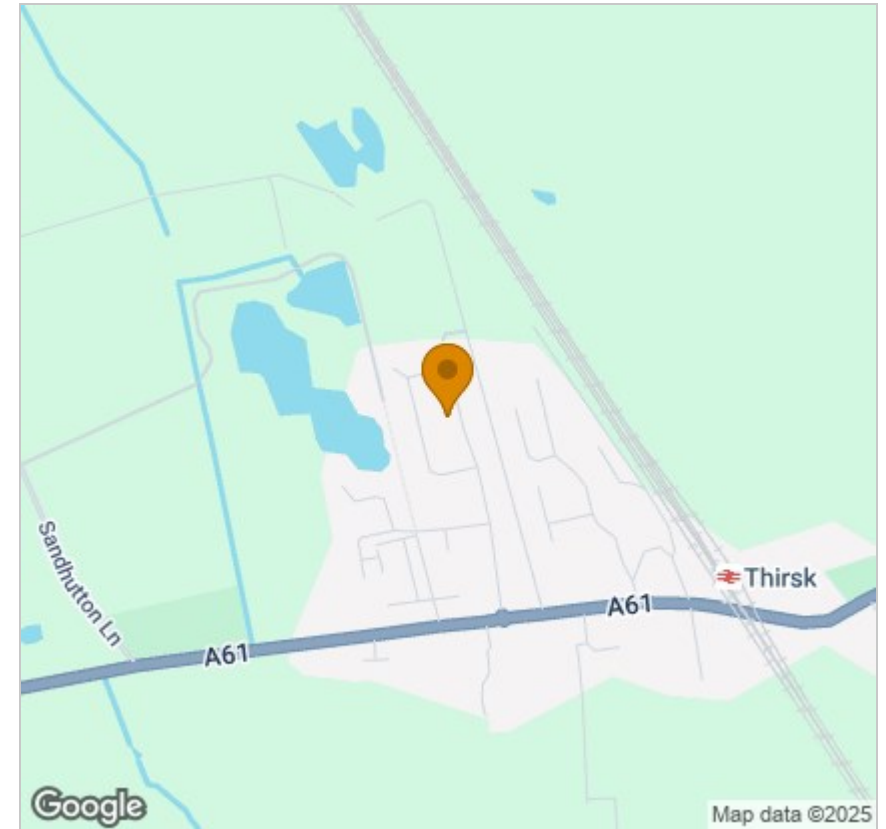
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB
 Tel: 01347823579 Email: info@emsleymavor.co.uk http://emsleymavor.co.uk

Area Map



Energy Efficiency Graph

