



4 Ripon Way, Thirsk YO7 4LR  
Offers Over £450,000



**JOPLINGS**  
Property Consultants



## THIRSK, YO7 4LR

An excellent opportunity has arisen to purchase this spacious, well presented four bedroom detached family home located in the ever popular village of Carlton Miniott.

Situated just on the outskirts of Thirsk, Carlton Miniott boasts a highly regarded primary school and nursery, a large playground and football field, post office and two public houses.

Carlton Miniott has great transport links, benefitting from a regular bus service, excellent links to the A1m and A19 and Thirsk train station which offers a direct route to London and all major cities.

The property is the perfect family home offering plenty of space with four excellent sized bedrooms, kitchen diner, spacious lounge and a family bathroom. There is a double garage with the opportunity to create a separate utility room if necessary but still leaving lots of storage space. Outside there is ample parking to the front and great size private garden to the rear with a family BBQ seating area.

### Entrance Hallway

Large storage cupboard. Boot room with great space for outdoor clothing and shoes. Office room to the end of the hall. Oak wood flooring and radiator.

### Downstairs WC

Toilet and hand wash basin.

**20'6 x 5'11 (6.25m x 1.80m)**

**4'6 x 2'11 (1.37m x 0.89m)**

### Dining Room

Window to the side. Open plan through to the sun room and a serving hatch to the kitchen.

**12'11 x 9'2 (3.94m x 2.79m)**

### Sun Room

French doors leading out to the rear garden. Windows to the side providing lots of natural light.

**9'4 x 8'2 (2.84m x 2.49m)**



### Lounge

Large bay window to the front. Log burning stove with hearth and wooden mantle, providing the heating and hot water.

### Kitchen Diner

A range of modern cream base and wall units with oak effect work surfaces and a tiled splashback. Integrated dishwasher and electric rangemaster cooker. Door leading out to the rear garden and door leading to the utility room and garage.

### Landing

Large window to the side allowing plenty of natural light. Loft access.

### Master Bedroom

Window to the rear. Built in wardrobes.

**13'0 x 11'8 (3.96m x 3.56m)**

### Bedroom Two

Window to the front.

**11'4 x 11'5 (3.45m x 3.48m)**

### Bedroom Three

Window to the front. Built in wardrobes.

**9'3 x 10'2 (2.82m x 3.10m)**

### Bedroom Four

Window to the side.

**11'5" x 6'7" (3.48m x 2.01m)**



### Bathroom

6'4 x 9'8 (1.93m x 2.95m)

Three piece modern bathroom suite with a bath and overhead double shower unit, hand wash basin and WC. Mosaic tiled feature wall and tiled flooring. Opaque window.

### Utility/Double Garage

A multi purpose space offering a utility area with space and plumbing for a washing machine and dryer. Newly fitted gas boiler. Can be used as a double garage or the potential to split into a single garage and large utility room.

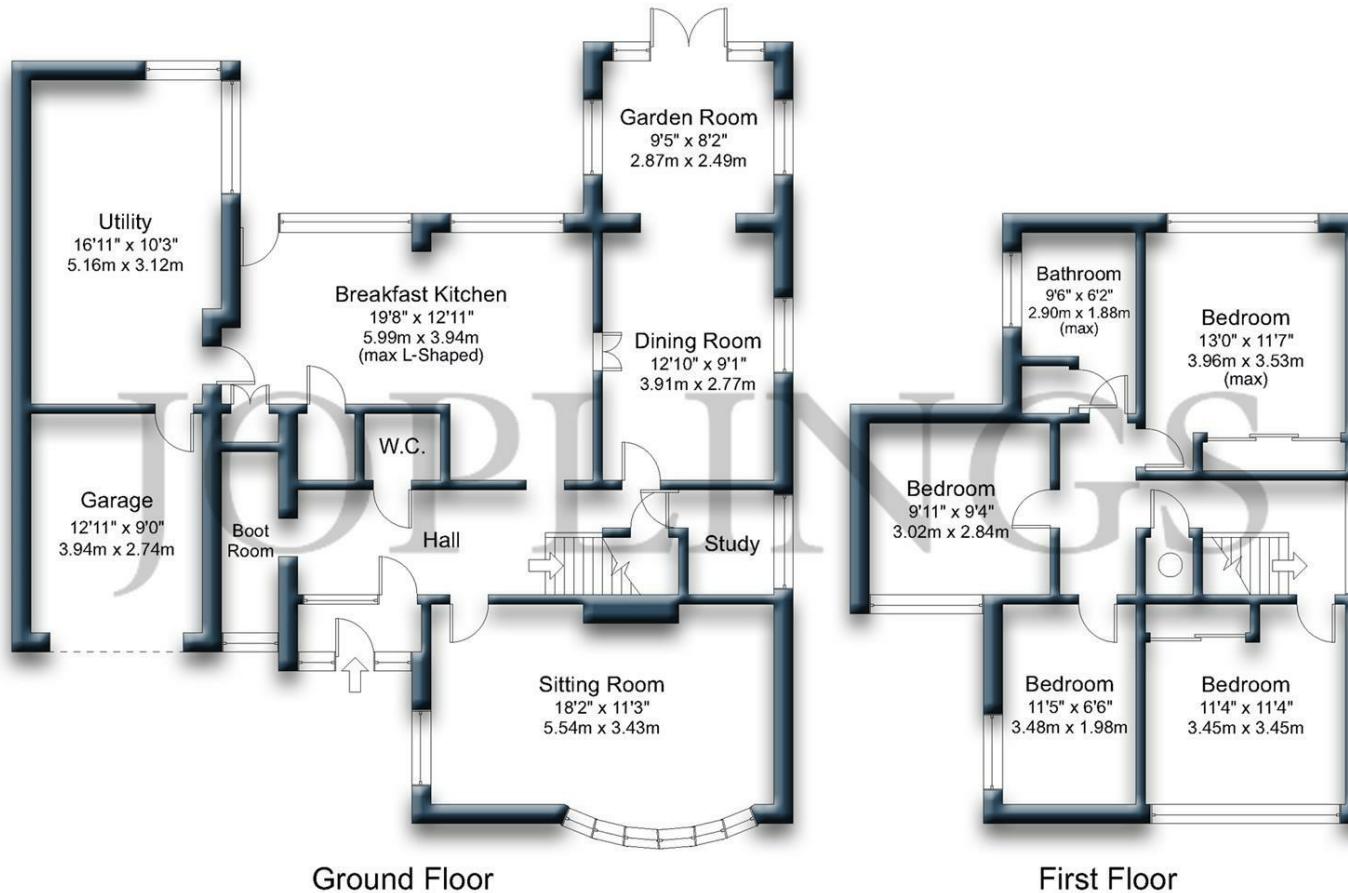
### External

To the front of the property is a fenced, well maintained front garden with a drive offering ample parking and access to the garage. To the rear of the property is a fully enclosed private garden, with beautifully stocked flower borders and a well maintained lawn. Further is a raised patio currently used as a family BBQ area with a wood frame gazebo.





## FLOOR PLANS



Ground Floor

First Floor

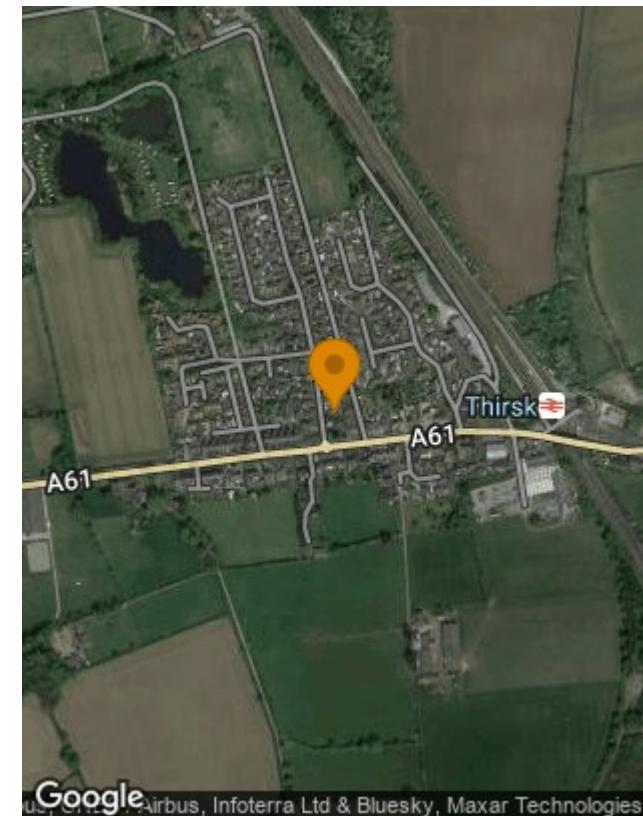
Gross internal floor area excluding Garage and Utility (approx.): 135 sq m (1,454 sq ft)

Not to Scale.  
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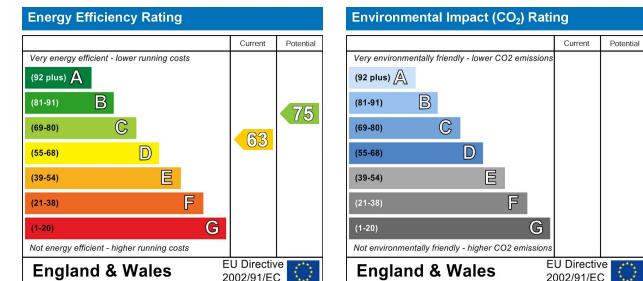
## VIEWING

Please contact our Thirsk Office on 01845 522680  
if you wish to arrange a viewing appointment for this property or require further information.

## LOCATION MAP



## ENERGY PERFORMANCE GRAPH



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