



39 Ripon Way, Thirsk, YO7 4LR
Price Guide £349,950



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

A well-positioned two-bedroom detached bungalow on a generous corner plot, offering spacious accommodation and wraparound gardens. Improved with multiple internal upgrades, alongside solar panels and a resin driveway, with scope to extend if required. Within a short walk of the village shop and train station, viewings are essential.



The Property

On entering, a generous and well-balanced reception hall sits at the centre of the home, providing access to all principal rooms, with useful built-in storage and access to a part-boarded loft via a drop-down ladder. The living room is a notably bright and well-proportioned space, with windows to two elevations drawing in natural light throughout the day, centred around a multi-fuel stove which provides a clear focal point.

The kitchen has been updated with contemporary base and wall units, offering good storage and practical work surfaces, alongside a range of fitted appliances. There is space for a small dining table, making it well suited for day-to-day use, with a door and window opening directly to the side garden.

Both bedrooms are comfortable doubles, each capable of accommodating a full range of furniture, and both enjoying south-facing aspects over the gardens, allowing for a particularly pleasant outlook and natural light. The accommodation is completed by a modern shower room, fitted with a step-in shower, wash hand basin, WC, storage cabinetry and a window to the side elevation.

Externally, the gardens have been thoughtfully designed and well maintained, reflecting time and care in their layout. They wrap around the property and incorporate a wide variety of perennial and biennial planting, alongside established herbaceous borders, creating interest and colour across the seasons. There are also productive fruit and vegetable areas, as well as a defined working section for those with a keen interest in gardening. A gated entrance leads to a golden marjorum lined pathway which approaches the front door.

For parking, there is a resin driveway providing ample space for multiple vehicles, leading to a single garage. The property also benefits from the installation of solar panels, contributing to improved energy efficiency and offering the potential for ongoing financial return.

The setting is particularly convenient, with the village shop, post office and train station all within a short walk, making it well suited for buyers seeking both accessibility and a manageable day-to-day lifestyle.

The property is Freehold
Council: Hambleton
Tax Band: D
EPC: B
EPC Link: Luke Miller & Associates

Solar Panels

In addition to the internal upgrades, the vendors have also installed solar panels, offering the benefit of discounted electricity as well as a rebate at the end of the year.

Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements

of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

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The village of Carlton Miniott

The village of Carlton Miniott has retained its individual character and provides a respected primary school, three local pubs and shop. The village is close to Thirsk which is ideally placed for those who enjoy country pursuits and together with a popular race course, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:
The Spa town of Harrogate (22 miles)
Historic York (21 Miles)
Leeds (30 Miles) and
Teesside (23 Miles)

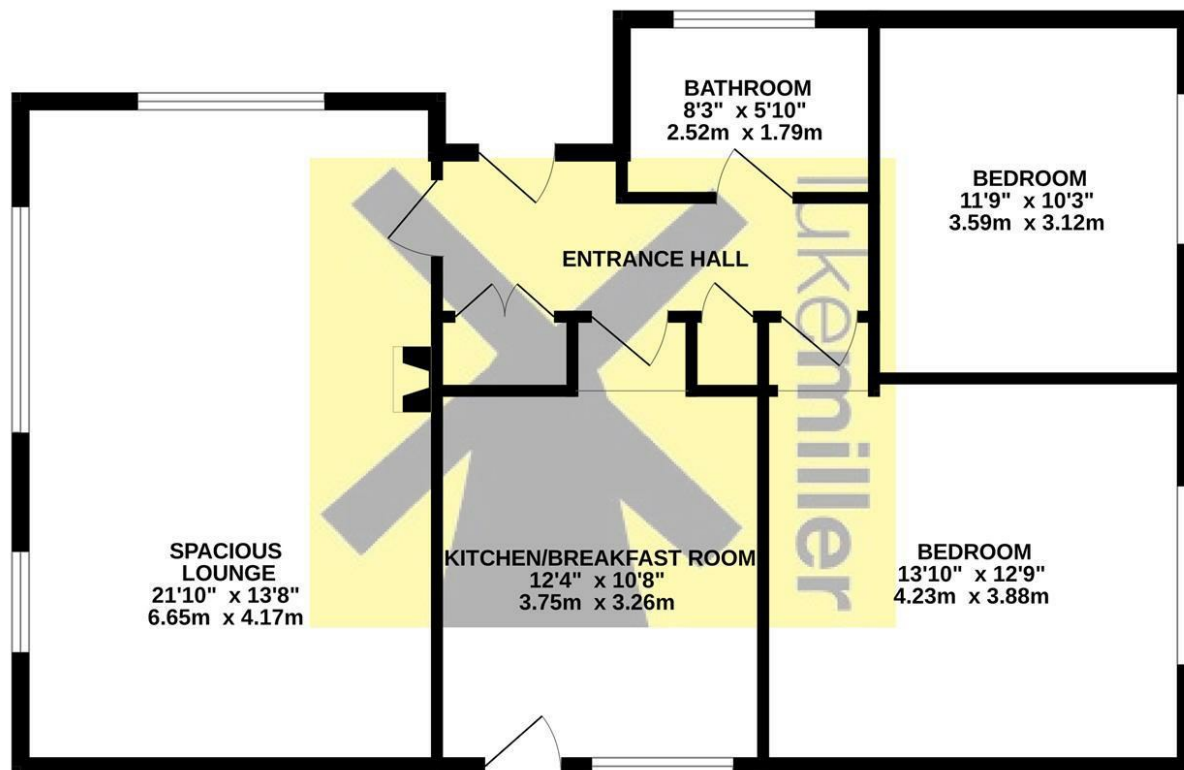
Thirsk has the following excellent rail connections:
Trans Pennine Express to York, Leeds and Manchester
and the Grand Central Train line giving direct access to
London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20 mile radius, well respected private schools include: Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

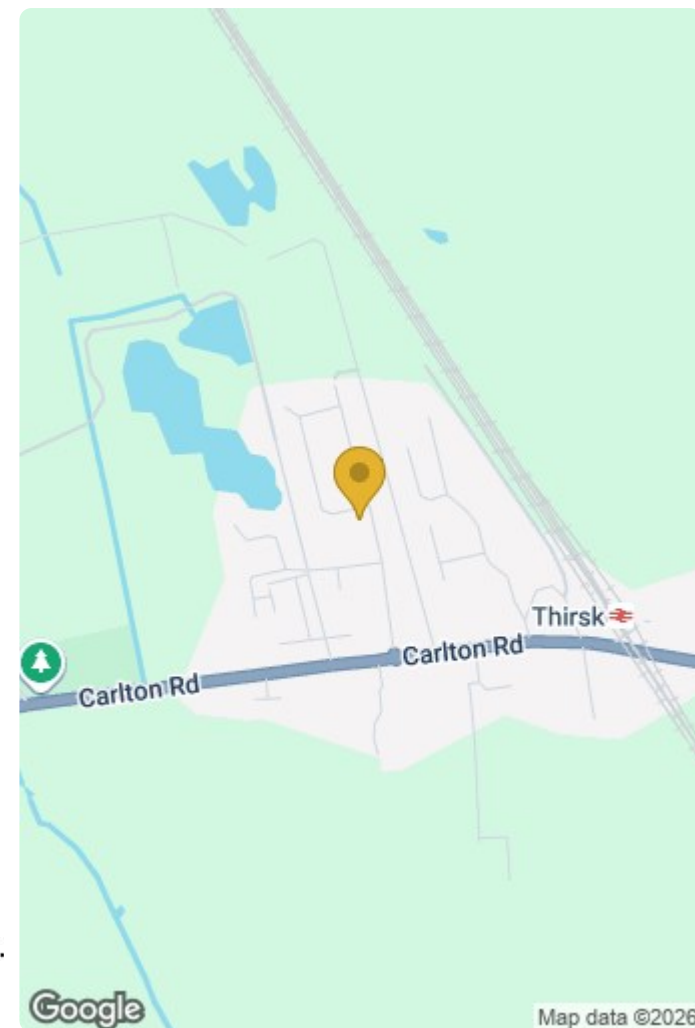






TOTAL FLOOR AREA : 871 sq.ft. (81.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
871 sq.ft. (81.0 sq.m.) approx.



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