

Davis
Lund

Ripon Way
Carlton Miniott
Thirsk
YO7 4LR

Guide Price £429,950





Accommodation

A lovely detached family home, offering a spacious and flexible interior, with substantial accommodation extending to in excess of 2000 square feet in total. The property offers a lovely setting, set back from the road in the sought after village of Carlton Miniott.

The bungalow reveals a well presented interior, with neutral décor and generous proportions throughout. Already extended, with the addition of a large conservatory, the property has also undergone a loft conversion, whilst there is still the scope to further extend, subject to necessary consents.

The property offers five bedrooms in total across two floors, giving great flexibility and ideal for purchasers working from home, or wanting separate living areas throughout the house.

On the ground floor there is a spacious entrance hall with stairs rising to the first floor, living room with fireplace, dining room, kitchen with a range of fitted units, large conservatory, three bedrooms, a bathroom and further shower room. To the first floor there is a spacious landing and two further bedrooms.

Externally there is large garden to the front of the bungalow, offering a mix of lawn and gravel. There are two driveways providing parking, one of which gives access to the garage, which is currently sectioned off into a store and a further room, which would be sure to suit a number of uses, or the garage could be reverted back to its original layout, should the new owners wish. There is a further enclosed rear garden, mainly being gravelled and designed with ease of maintenance in mind.

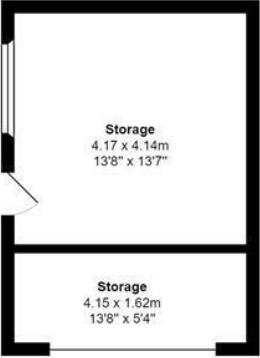
The bungalow is well placed for Thirsk's shops and amenities, with two supermarkets available close by and being a flat walk from the centre of Thirsk. Network links are readily available, including Thirsk train station close by and ease of access to the A1, whilst the house is also ideally placed for countryside walks and Thirsk Racecourse.

An internal inspection is required to appreciate the space and flexibility available, whilst the property also offers great value for money, in comparison to the current new builds available in the Thirsk area.

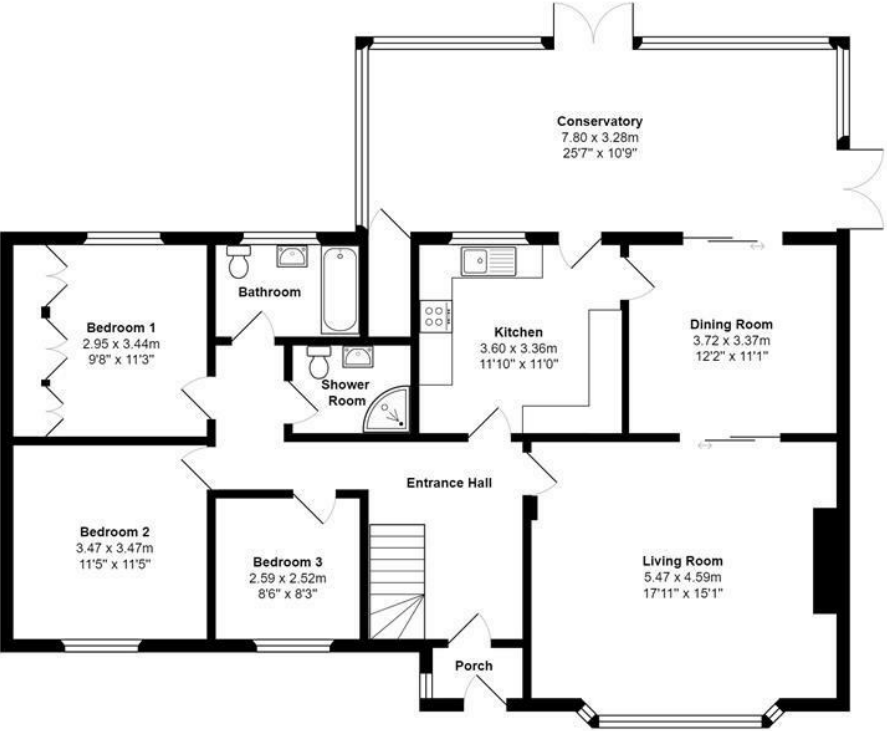




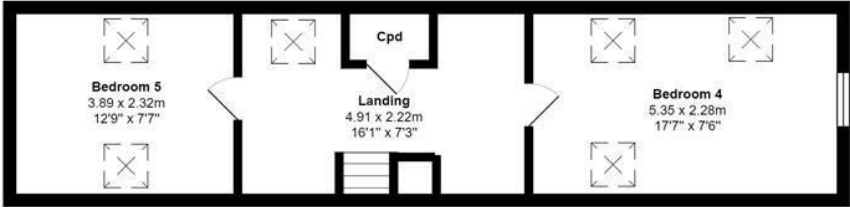
Floorplan



Garage



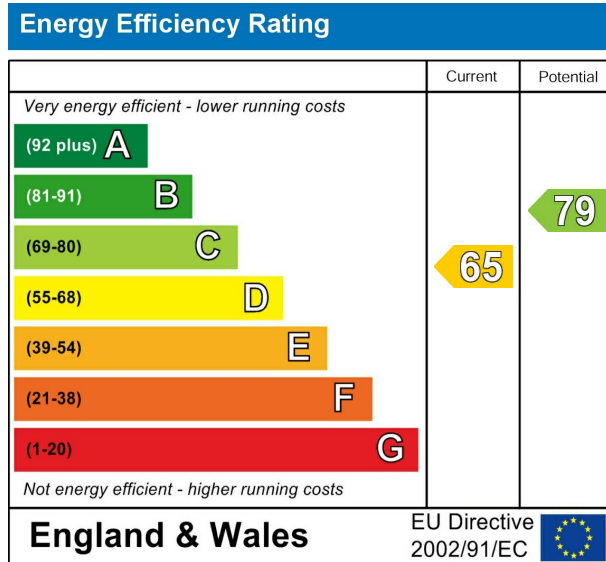
Ground Floor



First Floor



EPC



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