

JW James Winn
Estate Agents



Cleveland Way, Carlton Miniott, YO7

Asking Price: £299,950

Cleveland Way, Carlton Miniott, Thirsk, North Yorkshire, YO7

James Winn are delighted to bring to the market in excellent condition is this three-bedroom semi-detached family home. Located within close proximity to Thirsk Town Centre. The property is ideally located within walking distance to local green spaces, and a large range of local amenities.

The ground floor consists of a large entrance hall to the right is the bay fronted living room, following through to a dining room and separate conservatory, to the left of the dining room is a Howdens kitchen with built in appliances and a door leading to the garden. The ground floor also hosts a storage cupboard and a downstairs W/C

The first floor has three well-proportioned bedrooms with the master, and second, benefitting from built in wardrobes, all bedrooms share a family bathroom suite.

Externally you have a good sized mature rear garden with an even proportion of patio space and the rest laid lawn. To the left of the garden there is a newly erected wooden shed, and a garage.

The property further benefits from driveway parking.

Council Tax Band C - North Yorkshire Council

EPC Rating - TBC



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix ©2025



Situation:

Cleveland Way, Carlton Miniott, Thirsk, YO7 4LN is located in a peaceful modern development within the popular village of Carlton Miniott, just outside the historic market town of Thirsk. This sought-after area offers a blend of rural charm and modern convenience, with local amenities including a school, pub, and playing fields. The property is within walking distance of Thirsk railway station, providing direct links to York, Leeds, Manchester, and London—ideal for commuters. Nearby Thirsk is rich in character, known for its market square, racecourse, and connections to author James Herriot.

Surrounded by beautiful countryside and within easy reach of the Yorkshire Dales and North York Moors, Cleveland Way offers a high quality of life in a friendly, well-connected village setting.

Directions:

From MarketPlace in Thirsk, head east onto Castlegate (signposted for the A170 / Scarborough).

Continue straight as Castlegate becomes Long Street (still the A170) leaving the immediate towncentre.

When you reach the junction with Carlton Road, turn left onto Carlton Road and follow the signs for Carlton Miniott village.

Continue on Carlton Road into Carlton Miniott.

At the roundabout turn Right onto Ripon Way

Turn into Cleveland Way.

The Accommodation Comprises**Entrance Hall:****3.80 x 1.93**

Wooden flooring, radiator, access to W/C, living room & storage cupboard.

W/C:**1.47 x 0.86**

Wooden flooring, tiled walls, W/C, hand basin, double glazed window.

Living Room:**4.75 x 3.15**

Wooden flooring, double glazed bay window, electric fireplace, spotlights, radiator.

Dining Room:**3.33 x 2.88**

Wooden flooring, radiator, open planned into conservatory & living room

Kitchen:**3.50 x 2.21**

Howdens kitchen, lino flooring, double glazed window, door to garden, splashbacks, worktops, cupboards, fitted oven, microwave, hob, extractor, fridge freezer, free standing washing machine.

Conservatory:**3.00 x 2.88**

Wooden flooring, 6x double glazed windows, door to garden, glass pitched roof.

Stairs:

Carpet & oak banister.

First Floor**Landing:****3.07 x 2.07**

Carpet, double glazed window, access to all first floor rooms.

Master Bedroom:**3.96 x 3.11**

Carpet, radiator, double glazed window, built in wardrobe.

Bedroom 2:**2.82 x 3.14**

Carpet, radiator, double glazed window, built in wardrobe.

Bedroom 3:**2.75 x 2.07**

Carpet, radiator, double glazed window.

Bathroom:**1.65 x 2.05**

Wooden flooring, tiled walls, bath with shower, double glazed window, W/C, hand basin, towel radiator.

External**Garage:**

Concrete floor, worktops, power & lighting.

Front:

Concrete driveway, path to garage & side gate, walkway to front door, shrubbery, plants & bush providing privacy.

Side:

Patio & lawn, apple tree & plants, access to wooden shed & garage, fenced off to the rear, access to understair storage.

Back:

Patio & lawn, fenced off to the rear.



MATERIAL INFORMATION:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Not known

PARKING ARRANGEMENTS: Driveway & Garage

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here

<https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

CLAUSES:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

MORTGAGE & FINANCIAL ADVICE:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

Disclaimer

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error.

3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.