Kestral Drive, Carlton Miniott, YO7

Asking Price: £275,000

Kestral Drive, Carlton Miniott, Thisk, 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 living room, following through to a large kitchen/dining room, with built in and free standing appliances and French doors leading to the garden. The ground floor also hosts understairs storage and a downstairs W/C

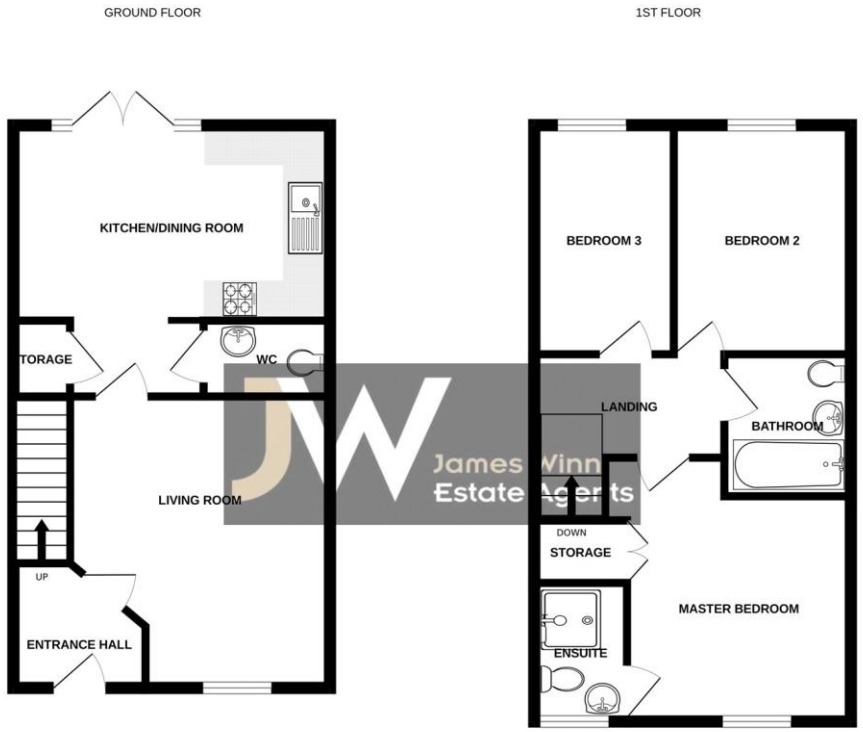
The first floor has three good sized bedrooms with the master benefitting from built in wardrobes and a recently refitted en-suite while the other two bedrooms share a family bathroom.

Externally you have a low maintenance garden with an even proportion of patio space, decking and gravel.

The property further benefits from driveway parking for multiple cars, viewing is recommended.

Council Tax Band C - Hambleton

EPC Rating TBC



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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Situation:
Kestral Drive is located in the picturesque village of Carlton Miniott, just outside the historic market town of Thirsk, in North Yorkshire, England. The property lies within the Thirsk & Malton parliamentary constituency and is governed locally by the Thirsk ward of North Yorkshire Council. Carlton Miniott is a sought-after residential area offering a blend of rural charm and modern convenience. It benefits from excellent transport links, including Thirsk railway station, which is within walking distance and provides direct connections to York, Leeds, Manchester, and London. The surrounding area is steeped in character, with Thirsk itself being famous for its traditional market square, historic racecourse, and its literary connection to James Herriot, the local vet and author whose stories inspired the fictional town of Darrowby. The community offers a range of amenities including schools, pubs, parks, and easy access to the Yorkshire Dales and North York Moors National Park, making it a desirable location for families and commuters alike. This quiet residential street, Kestral Drive forms part of a modern development of family homes, popular for its peaceful atmosphere and close-knit neighbourhood feel. The area combines countryside living with strong commuter access, making it an ideal spot for those looking for a balance between town and rural life.

Directions:
Start at Thirsk Market Place — the central square in Thirsk.
Head west on Market Place/Station Rd toward Kirkgate.
Continue onto Station Road/A61 out of Thirsk.
Stay on the A61 heading west toward Carlton Miniott (this road will take you directly toward the village).
As you enter Carlton Miniott, turn right into Ripon Way (just after signs for Carlton Miniott).
From Ripon Way take the first left & follow the road signs for Kestral Drive.

The Accommodation Comprises

Entrance Hall:
1.83 x 1.94
Lino, radiator, front door.

Living Room:
4.24 x 3.69
Carpet, radiator, double glazed window.

W/C:
1.06 x 1.85
Tiled flooring, part tiled walls, radiator, W/C, basin.

Kitchen/Dining Room:
4.68 x 2.86
Tiled flooring, storage cupboard, worktops, cupboards, fitted and free standing appliances, boiler, radiator, 2x double glazed windows, double doors to garden.

Stairs:
Carpet & banister.

Landing:
2.94 x 1.49
Carpet, radiator, loft hatch.

Master Bedroom:
3.40 x 2.91
Carpet, radiator, double glazed window, built in wardrobe, access to en-suite.

En-Suite:
1.71 x 1.53
Tiled wet room, towel radiator, double glazed window, shower, W/C, basin.

Bedroom 2:
3.28 x 2.61
Carpet, radiator, double glazed window.

Bedroom 3:
2.02 x 3.55
Carpet, radiator, double glazed window.

Bathroom:
1.68 x 2.03
Tiled flooring, part tiled walls, W/C, basin, bath, radiator.

External

Front:
Lawn, gravel, bushes, step to front door.

Side:
Driveway for multiple cars, access to garden via side gate.

Back:
Patio, gravel, decking, fenced off.

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 gas, electricity, water, gas and drainage.
MAINTENANCE / SERVICE CHARGE: N/A
WATER METER: Not known
PARKING ARRANGEMENTS: Driveway
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 Services:
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.