



## 19 Kingfisher Way

Carlton Miniott, Thirsk, YO7 4RJ

**Guide price £199,950**



**\*\* MODERN 2 BED TOWN HOUSE \*\*** Well-appointed kitchen | Lounge/dining area with patio doors onto rear garden | Downstairs cloakroom | Main bedroom with en-suite | Further double bedroom | Modern bathroom | Enclosed rear garden | Off-street parking

The property is a well presented 2 bed mid-terraced house in a popular residential area in Carlton Miniott. The house comprises of an entrance hall, leading into a kitchen, a downstairs cloakroom, and a good sized lounge with patio doors opening onto an enclosed rear garden. Stairs from the entrance hall lead to first floor landing providing access to two double bedrooms (one with en-suite) and a bathroom.

Outside there is an enclosed rear garden with a patio area, an artificial lawned area, and a timber shed at the bottom of the garden. A gate from the rear garden provides access for bins.

To the front of the property is a small open plan garden with shrubs and a parking area beyond.

The property benefits from gas central heating and uPVC double glazing.



Entrance Hall

Composite front door leads into entrance hall with doors opening into lounge, downstairs cloakroom, and opening into kitchen.

Kitchen

9'10" x 6'0" (3.01 x 1.85)

Well fitted kitchen comprising of a selection of white base and wall units with grey worktops. Wall cupboard housing combi boiler. Integrated fridge, freezer, washing machine, and dishwasher. One and a half bowl stainless steel sink unit with mixer tap. Four ring gas hob with stainless steel extractor hood over and built in electric oven. uPVC double glazed window to front elevation.

Lounge/Dining Area

15'6" x 13'0" (max) (4.73 x 3.98 (max))

uPVC double glazed patio doors opening onto enclosed rear garden. Radiator. TV and telephone points. Door opens into spacious under stairs cupboard.

Downstairs Cloakroom

Low level WC. Corner wash hand basin. Radiator. uPVC double glazed window to front elevation.

First Floor Landing

Stairs from hallway leading to first floor landing. Radiator. Access to roof space. Separate doors leading to,

Main Bedroom

10'2" x 9'10" (3.11 x 3.01)

uPVC double glazed window to rear elevation. Radiator. Door opens into,

En-Suite

Shower cubicle with shower. Low level WC. Wash hand basin.

Bedroom Two

13'0" x 8'4" (max) (3.98 x 2.56 (max))

Two uPVC double glazed windows to front elevation. Radiator.

Bathroom

6'7" x 6'0" (2.03 x 1.85)

White three piece suite comprising of panelled bath, hand wash basin, low level WC. Partly tiled walls. Radiator. Extractor fan.

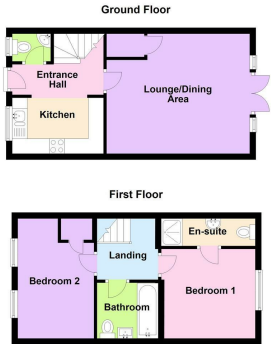
Outside

To the rear of the property is an enclosed garden with a paved patio area, artificial lawn, and timber shed. Fenced boundaries provide extra privacy with gate providing access for bins. To the front of the property is a small open plan garden with shrubs and with paved footpath to entrance door. Outside light. Parking area beyond with parking space.

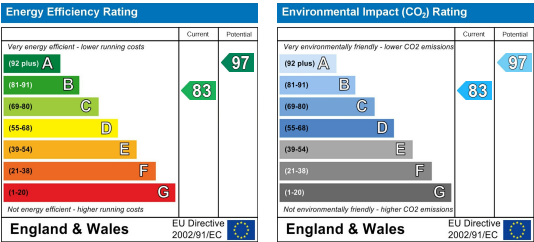
Area Map



Floor Plans



Energy Efficiency Graph



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