



James Winn
Estate Agents

Tel: 01845 524488 Fax: 01845 522855

www.jameswinn.co.uk

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD

thirsk@jameswinn.co.uk



10 Manor Close, Topcliffe YO7 3RH

This wonderfully presented link detached, three bedroom home in Topcliffe really is ready to love. With planning permission granted for a two storey side extension and rear single storey extension with new drive at front of property with drop kerbs included. Situated in the sought after, well serviced village of Topcliffe, the accommodation includes an entrance hall, a lounge, a modern fitted dining kitchen with integrated appliances, a first floor landing, three good sized bedrooms and a house bathroom/ W.C. with modern white suite. To the exterior of the property there are enclosed gardens to the front, side & rear with space to extend subject to the relevant permissions and driveway at the end of the garden. With the benefits of UPVC double glazing & central heating with immaculate presentation throughout, viewing is recommended to appreciate the size, presentation, plot and location of this property. EPC Rating D, council tax band C.

Offers In The Region Of £300,000

LOCATION

Situated set back from the main road within the village of Topcliffe which offers two public houses, a school, a post office/ village shop, playing fields, good dog walking and a doctors surgery. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

Leaving Thirsk via the A168 take the first turning into Topcliffe and proceed along the main street taking the left hand turn onto Winn Lane. Take the left hand turn onto Manor Close and proceed straight on to where the property is located on the left hand side. Viewers are advised to use the rear entrance.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With double glazed entrance door, radiator, staircase to the first floor and double glazed window.



LOUNGE

19'2" x 13'2" (5.84m x 4.01m)

With double glazed bow window to the front elevation, television point, open fire with marble inset & hearth and radiator.



DINING KITCHEN

10'9" x 7'9" (3.28m x 2.36m)

Including a range of fitted wall and base units incorporating work surfaces, sink unit with mixer taps over, stainless steel double oven, hob, stainless steel extractor hood, washing machine, dishwasher, microwave, spotlights, understairs cupboard, radiator, tiled floor, double glazed window to the rear and double glazed door.



DINING AREA

10'10" x 8'5" (3.30m x 2.57m)

With double glazed patio doors to the rear elevation, coving to the ceiling and radiator.



FIRST FLOOR LANDING

With double glazed window to the side elevation, access to the loft space and airing cupboard housing the hot water cylinder.



MASTER BEDROOM

14'3" x 10'1" (4.34m x 3.07m)

With double glazed window to the front elevation, television point, fitted wardrobes and radiator.



BEDROOM

10'2" x 9'5" (3.10m x 2.87m)

With double glazed window to the rear elevation and radiator.



BEDROOM

8'6" x 7'2" (2.59m x 2.18m)

With double glazed window to the front elevation, storage cupboard and radiator



BATHROOM / W.C.

Including a modern white three piece suite comprising of an oversized bath with multi-jet shower over, pedestal wash hand basin, low level w.c. tiled walls & floor, vertical heated towel rail, storage cupboard and double glazed window to the rear .



EXTERNAL

FRONT GARDEN

Large garden set well back from the road laid mainly to lawn with walled boundaries, wrought iron gated entry, fenced & gated to the rear garden.



REAR GARDEN

Extending down the side to the rear laid mainly to lawn with fenced boundaries, patio and side gate. There is ample space to extend subject to the relevant planning permission being granted.



GARAGE

With up and over door and window to the front.

DRIVEWAYS

There is a driveway leading to the garage and a second driveway at the end of the garden providing ample parking.

PLANNING APPROVED

Planning approved for two storey side extension and rear single storey extension, new drive at front of property with drop kerbs. Plans available on request.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

FREEHOLD

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. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

MORTGAGE 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.

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. 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. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.3 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.
Made with Metropix ©2024