



**James Winn**  
**Estate Agents**

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### **24 Chestnut Avenue, Alanbrooke Barracks Topcliffe YO7 3EW**

We are delighted to present to the market for sale this CHAIN FREE, well presented, large mid terrace property situated near the village of Topcliffe on the Annington Meadows Estate. The property offers accommodation on two levels to include an entrance hall, a lounge, a dining kitchen, a first floor landing, two good sized bedrooms and a house bathroom/ w.c. with white three piece suite. To the exterior of the property there is a front garden, an enclosed rear garden and parking. With the added benefits of double glazing and central heating viewing is recommended to appreciate the size, presentation and aspect of the accommodation on offer with no onward chain. EPC rating C, Council tax band B.

**£120,000**

## SUMMARY

We are delighted to present to the market for sale this well presented, large mid terrace property situated near the village of Topcliffe on the Annington Meadows Estate. The property offers accommodation on two levels to include an entrance hall, a lounge, a dining kitchen, a first floor landing, two good sized bedrooms and a house bathroom/ w.c. with white three piece suite. To the exterior of the property there is a front garden, an enclosed rear garden and parking. With the added benefits of double glazing and central heating viewing is recommended to appreciate the size, presentation and aspect of the accommodation on offer.

## LOCATION

Situated on the Annington Meadows site near the village of Topcliffe. The estate has a late opening shop, school and playground whereas Topcliffe itself offers two public houses, a shop/ post office, surgery and church. 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, Harrogate and York.

## DIRECTIONS

Leaving Thirsk via Station Road proceed through Carlton Miniott to the Busby Stoop roundabout and take the Left hand turn towards Topcliffe. Take the Left hand turn into Annington Meadows and turn Left before the barrier. Immediately turn Right and take the Left hand turn onto Beech Avenue turning onto Chestnut Crescent. The property is located on the Right hand side.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

With double glazed entrance door to rear elevation, stairs to first floor, radiator, door to:



LOUNGE

13'3" x 11'8" (4.04 x 3.56)

With double glazed window to rear elevation, television point, laminate flooring and radiator.



**DINING KITCHEN**

16'4" x 9'0" (4.98 x 2.74)

Including a fitted range of wall & base units incorporating a rolled edge work surface, stainless steel sink unit, gas cooker point, space and plumbing for washing machine, part tiled wall, radiator, double glazed window to front elevation, wall mounted boiler, understairs storage cupboard, double glazed door to exterior front.



**BEDROOM**

13'5" x 11'9" (4.09 x 3.58)

With double glazed window to the rear elevation, television point, walk in wardrobe and radiator.



**BEDROOM**

10'5" x 8'9" (3.18 x 2.67)

With double glazed window to the front elevation, airing cupboard housing the tank, partial view to fields and radiator.



**HOUSE BATHROOM/ W.C.**

Including a three piece white suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level w.c., part tiled walls, double glazed window to the front and radiator.



**EXTERNAL**

### REAR GARDEN

Rear enclosed garden laid mainly to lawn with slate beds and two timber sheds



### PARKING

There is deeded parking to the exterior of the property.

### VIEW BY APPOINTMENT

### SERVICES

Although the property is freehold there is a maintenance charge for water and communal grounds upkeep, further details available on request.

### 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.

### FREE VALUATION SERVICE

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team on 01845 524488 to book an appointment.

### 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. 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.

### FREEHOLD

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GROUND FLOOR

1ST FLOOR



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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