

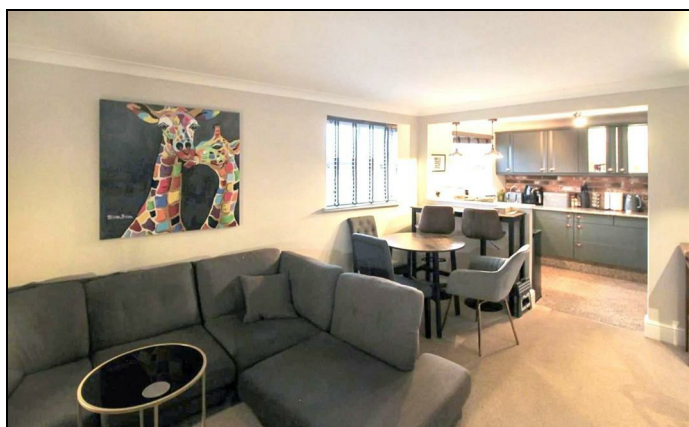


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7 Topcliffe Mill Mill Lane, Topcliffe Thirsk YO7 3RZ

Located in the picturesque village of Topcliffe, this beautifully presented 3-bedroom apartment offers spacious, modern living with the rare benefit of a private balcony overlooking the tranquil River Swale.

The accommodation comprises a generous modern fitted dining kitchen, a large lounge with french doors onto balcony, primary bedroom with en-suite shower room, a second double bedroom, a versatile third bedroom provide flexible living options for families, guests, or home office use and a three piece bathroom w.c. Outside, the private balcony offers a peaceful spot to unwind, whilst taking in the scenic river views. Set in a sought-after location, this apartment combines countryside charm with convenient access to local amenities and transport links. With the added benefit of new windows, the property must be viewed to appreciate the size and location.

EPC - B

Council Tax Band - C

Service charge is £2400 per annum

£235,000

LOCATION

Situated within the village of Topcliffe which offers a school, a post office/ village shop, playing fields and a doctors surgery. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate. The property is within a short driving distance to Thirsk.

DIRECTIONS

Leaving Thirsk via the A168 take the turning for Topcliffe. Proceed down long street and take the third right hand turn onto front street. Follow the road down to the crossroads and go straight over onto Catton Lane. As you follow the road down the building is located on the left.

THE ACCOMMODATION

LOUNGE

21'11" x 13'1" (6.7m x 4m)

With french doors onto balcony, side and rear facing windows, TV point and an electric radiator.



BALCONY

With power, lights and outdoor furniture.



KITCHEN DINER

21'11" x 10'5" (6.7m x 3.2m)

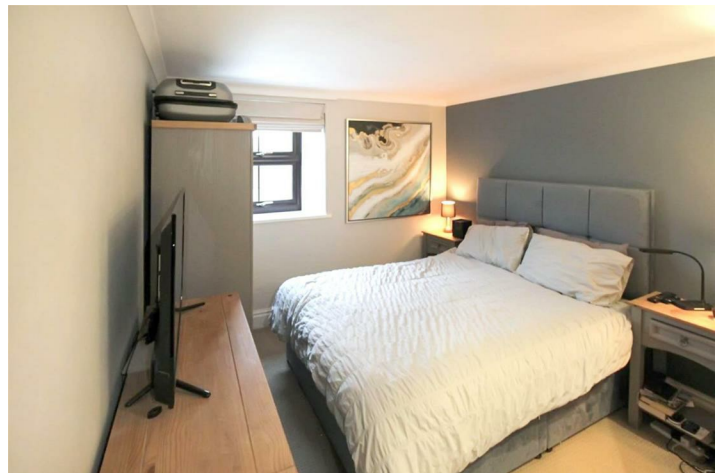
With fitted fridge freezer, washing machine, hi sense electric hob, oven, sink with mixer taps, wall drawer and base units, rear facing windows and an electric radiator.



BEDROOM 1

9'6" x 9'10" (2.9m x 3m)

With rear facing window and electric radiator.



BEDROOM 1 EN-SUITE

6'2" x 3'11" (1.9m x 1.2m)

With low level w.c., wash hand basin with storage, shower cubical, razor point and heated towel rail.



BEDROOM 2

7'6" x 9'2" (2.3m x 2.8m)

With front facing window, fitted desk with shelving and storage and an electric radiator.



BEDROOM 3

10'5" x 8'6" (3.2m x 2.6m)

With rear facing window, fitted double wardrobe and an electric radiator.



BATHROOM

5'10" x 6'10" (1.8m x 2.1m)

With low level w.c., wash hand basin, panel bath with electric shower over and heated towel rail.



EXTERNAL



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 leasehold 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.

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.

VALUATION SERVICES

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 in Thirsk 01845 524488 to book an appointment.

VIEWING

Viewing is Strictly By Appointment Only.

GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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.
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