



## 24 First Avenue, Colburn

Offers in The Region of £77,500

Sitting in this established location, conveniently positioned for all local amenities, this nicely presented first floor flat provides generous living spaces that will appeal to a range of buyers. The layout comprises an open plan living room and kitchen, a double bedroom and a shower room.

Externally there is communal parking. Being offered to the market CHAIN FREE, an early inspection is strongly recommended!

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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## **Entrance Lobby:**

With a radiator and stairs to the first floor.

## **Landing:**

With loft access, a upvc double glazed window, a radiator and a storage cupboard.

## **Open Plan Living Area:**

6.59m x 3.18m

A generous space providing ample space for both a relaxed seating area and a breakfast kitchen.



The living area has a TV point, a radiator and a upvc double glazed window.



The kitchen is fitted with a range of wall and base units and a breakfast bar. There is plumbing for a washing machine, space for an electric cooker and a upvc double glazed window.



## **Bedroom:**

3.44m x 2.77m

A double bedroom with a built in wardrobe, an airing cupboard, a radiator and a upvc double glazed window.



## **Shower Room:**

2.09m x 2.09m

With a WC, a wash hand basin and a walk in shower with an electric shower fitted. There is a radiator and a upvc double glazed window.



### **Additional Information**

The postcode is DL9 4RQ and the Council Tax Band is A.

The property has the benefit of gas central heating.

There is off street parking to the front of the property

The property is leasehold and is subject to a 125 year lease dated September 1994.

The annual service charge for 2024 was £45.89 and the maintenance fees were £115.00



## Floorplan

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Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.