



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



31 Chestnut Ave, Topcliffe, YO7 3EL
Price Guide £165,000

A smart two-bedroom mid-terrace with a modern, on-trend finish, ideal for young professionals looking for something ready to move into. The bright front living room is complemented by a contemporary pastel kitchen with dining space, while the main bedroom benefits from a walk-in wardrobe. Outside, there's an enclosed garden with seating area and allocated parking, making this a practical and well-balanced home.



The Property

the write up more dynamic

The property is approached via a small enclosed front garden, creating a clear sense of separation from the pavement and a practical entrance to the home.

Internally, the living room sits to the front with a large window drawing in plenty of natural light, creating a bright and comfortable space with room for a full seating arrangement. The décor is clean and current, giving it a modern feel that will appeal to those looking for something ready to move into. It connects through to the kitchen, which has been updated with a contemporary pastel colour palette, offering a fresh and on-trend finish. There is a good run of worktop space, fitted units, room for appliances, and space for a small dining table, making it a functional everyday hub.

To the first floor, there are well-proportioned bedrooms. The main bedroom is a generous double and benefits from a walk-in wardrobe, adding useful storage and a feature that sets it apart. The second bedroom is flexible and would suit a guest room, home office or single bedroom depending on requirements.

The bathroom is fitted with a white suite including bath with shower over, basin and WC, presented in a straightforward and easy-to-maintain finish.

Externally, the rear garden is enclosed and low maintenance, with a mix of lawn and hardstanding along with a defined seating area, ideal for relaxing or entertaining. Allocated parking is also included, adding to the overall practicality of the home.

Important Information

We have been informed that there is a monthly charge for the water and waste on this site and we await confirmation from the vendors.

The property is Freehold

Council: North Yorkshire

Tax Band: B

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0274-2807-6172-9605-8311>

Disclaimer

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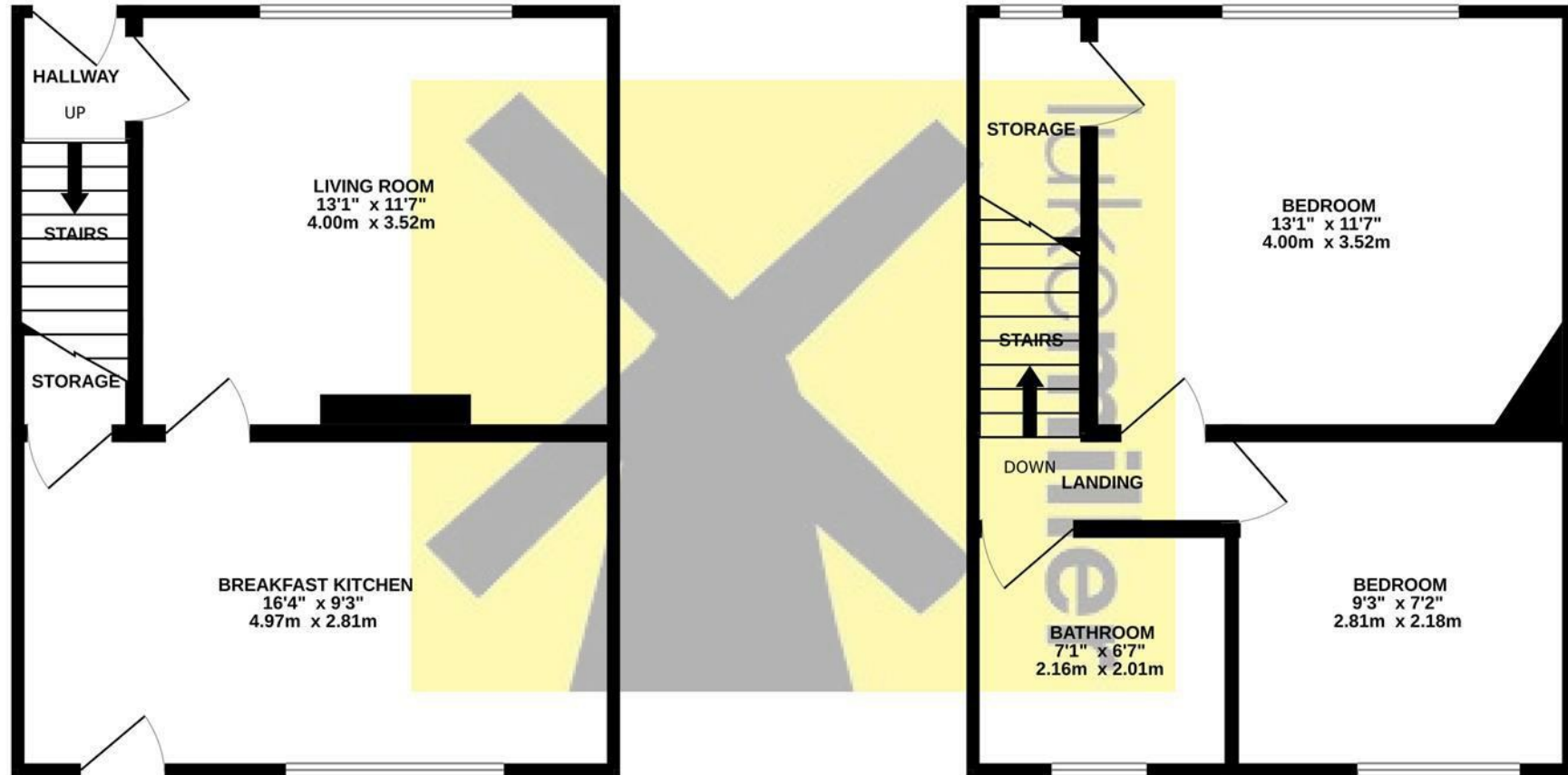
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GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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.
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