

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Chestnut Avenue

Alanbrooke Barracks, Thirsk, YO7 3EL

Asking Price £155,000



Council Tax: B





# 41 Chestnut Avenue

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Hunters are pleased to bring to market this well maintained, two bedroom end terraced property. With accommodation set over two floors briefly comprising ; entrance hall, living room and dining kitchen to the ground floor. To the first floor are the two bedrooms and house bathroom. Enclosed gardens to both front and rear, allocated parking space and single garage. Conveniently situated for access to the A1M, with local amenities nearby in both the village of Topcliffe and market town of Thirsk. An ideal property for first time buyers or investors. Viewing advised to appreciated standard on offer.

## Entrance Hall

With composite door from the side, stairs off to first floor and door to living room.

## Living Room

13'3" x 11'7" (4.04 x 3.54)

Double glazed window overlooking the enclosed front garden. Laminate wood flooring, spotlights, glazed door to kitchen and central heating radiator.

## Dining Kitchen

16'4" x 9'2" (5 x 2.80)

Fitted with a range of wall and floor mounted units with matching work-surfaces. Free standing Belling range cooker with gas hob and extractor over, integrated dishwasher and single bowl sink and drainer unit with mixer tap. There is also space and plumbing for a washing machine (or washer dryer). Useful under-stair cupboard housing gas fired boiler. Door to rear garden.

## First Floor

## Landing

Double glazed window to the side. Doors to both bedrooms and bathroom. Access to boarded loft, providing storage space.

## Bedroom One

13'6" x 11'7" (4.12 x 3.54)

Double glazed window to the front elevation, built-in storage with hanging space. Recessed LED spotlights and plug sockets with USB charging points positioned by the bed. Central heating radiator.

## Bedroom Two

9'1" x 8'9" (2.77 x 2.68)

Double glazed window to rear overlooking the garden, useful storage cupboard and central heating radiator.

## Bathroom

White suite comprising; wash hand basin, low flush WC and panelled bath with electric shower over. Full tiling to walls, heated towel rail and window to rear elevation.

## Garden

With gardens to front and rear, the front garden is fully fenced and laid to lawn.

The rear garden is fully enclosed with wooden fencing, gated access to the side. Laid to lawn with attractive patio area. With external light and power, creating an ideal space for enjoying the outdoors.

## Garage and Parking

Single garage situated a short distance from the property. Allocated parking directly behind the rear garden, with additional spaces available nearby.

Tel: 01845 440044

## CHARGES

There is a monthly charge of £63.77 which covers all communal areas as well as the waste water charge.



Road Map



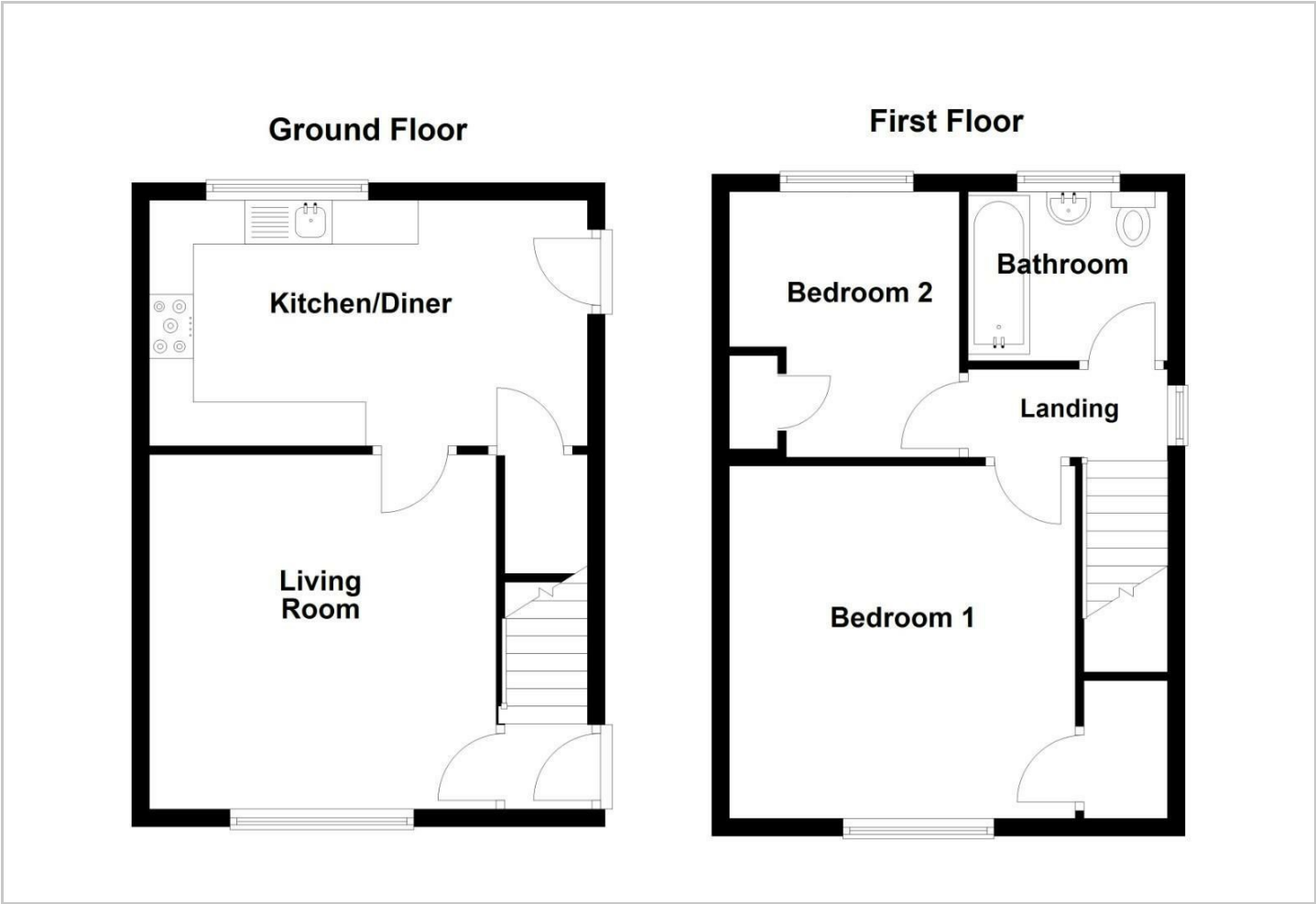
Hybrid Map



Terrain Map



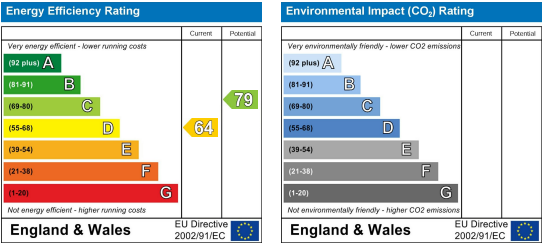
Floor Plan



Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.