



Cundall Avenue, Asenby, YO7

Asking Price: £250,000

Cundall Avenue, Asenby, Thirsk, North Yorkshire, YO7

James Winn are delighted to bring to the market with no onward chain this refurbished three-bedroom semi-detached bungalow. Located in Asenby, the property is ideally located within walking distance to local green spaces, and a range of local amenities.

The internal accommodation consists of an open planned bay fronted kitchen/living/dining room, bathroom, three good sized bedrooms, one ideal as an office/study, and a conservatory to the rear.

Externally you have a low maintenance rear garden with an even proportion of patio space and the rest laid gravel.

The property further benefits from driveway parking for multiple cars, viewing is highly recommended.

Council Tax Band C - Harrogate

EPC Rating - D



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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Situation:

Cundall Avenue in Asenby is a quiet cul-de-sac in a sought-after village setting, offering a peaceful, low-traffic environment. The street features a small collection of well-spaced homes with gardens, surrounded by open countryside. Despite its rural feel, it is conveniently located for Thirsk and Ripon, both within easy driving distance for everyday amenities.

Directions:

From Thirsk Market Place, head north-west on Millgate and follow signs for Topcliffe/Asenby (A168/A167). Continue out of Thirsk, passing through Topcliffe, then turn left following signs for Asenby.

Enter the village and continue along the main road; turn right into Cundall Avenue. The property will be located on your left.

Kitchen/Dining/Living Room:**4.87 x 5.28**

Front door, laminate flooring, double glazed bay window, storage cupboard, worktops, cupboards, fitted appliances, oven, hob, extractor fan, sink, radiator, log burner, breakfast bar.

Hallway:**1.56 x 0.85**

Carpet, loft hatch, storage cupboard.

Bathroom:**2.04 x 1.63**

Tiled flooring & walls, W/C, basin, radiator, bath with shower.

Bedroom 1:**2.70 x 3.62**

Carpet, radiator, double doors to conservatory, fitted cupboards & wardrobes.

Bedroom 3/Office:**2.63 x 2.66**

Carpet, radiator, double doors to conservatory.

Bedroom 2:**2.30 x 4.61**

Carpet, radiator, double glazed window, fitted wardrobe, loft hatch, double doors to garden.

Conservatory:**3.02 x 4.36**

Tiled flooring, radiator, 2x double glazed windows & double doors to garden.

External**Front:**

Gravel driveway for 3 vehicles, E/V charger.

Back:

Patio, decking, gravel, shed, trees, bushes, fenced off. South West facing.



Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains gas, electric, water & sewerage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Driveway

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: Yes

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

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. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

Mortgage & Financial Services:

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		