

Chestnut Drive, Boroughbridge Guide Price £230,000

**** EXPANSIVE GARDEN ****

An opportunity to acquire this two bedroom property, situated on this sought after development which features a sitting room, kitchen/dining room, generous rear garden and a drive suitable for multiple vehicles. In addition, the property is within an 8 minute walk to the Boroughbridge High Street.



Accommodation

Entered via a composite door with paneled double glazed opaque patterned windows into a reception hall with staircase leading off, featuring a useful storage cupboard which houses the fuse box & Ideal gas boiler, downstairs cloakroom/WC with wood effect vinyl flooring, low flush WC, standing wash had basin with grey tiled splash back, and a radiator.

To the end of the reception hall, and to the rear of the property is the sitting room with uPVC double glazed windows and French doors with fitted blinds leading out to the garden beyond. Included in the sitting room is a single radiator and television aerial point.



The kitchen/dining room is positioned to the front of the property and includes a range of matching high and low level storage cupboards with laminate worktops, inset sink and dish drainer, and a four point Indesit gas hob. Included in the kitchen are the integrated appliances which consist of fridge/freezer and an Indesit oven, there is also plumbing for a washing machine. The kitchen has uPVC double glazed windows to the front and a single radiator.

The first floor landing features a loft hatch access and leads off to the principal bedroom which is positioned to the rear of the property and features a single radiator, television aerial point and uPVC double glazed windows.



Bedroom two is located at the front of the property and includes an over stairs storage cupboard and an alcove suitable for a dressing table. Single radiator and uPVC double glazed windows.

The house bathroom features wood effect vinyl flooring, low flush WC, standing wash hand basin with grey tiled splashback, single radiator, and an over bath shower with full height matching grey tiled splashbacks to three sides.

To The Outside

To the front of the property is a lawned garden with flagged patio path leading to the front entrance door from the two car driveway adjacent to the property.



Located at the end of the driveway is a timber fence and gate leading to the generous rear garden which is laid to lawn, and features a flagged patio path which leads to the French doors.

Energy Efficiency

The property's current energy rating is B (83) and has the potential to be improved to an EPC rating of A (97).

Additional Information

Tenure: Freehold

Estate Charge: £260 per annum

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

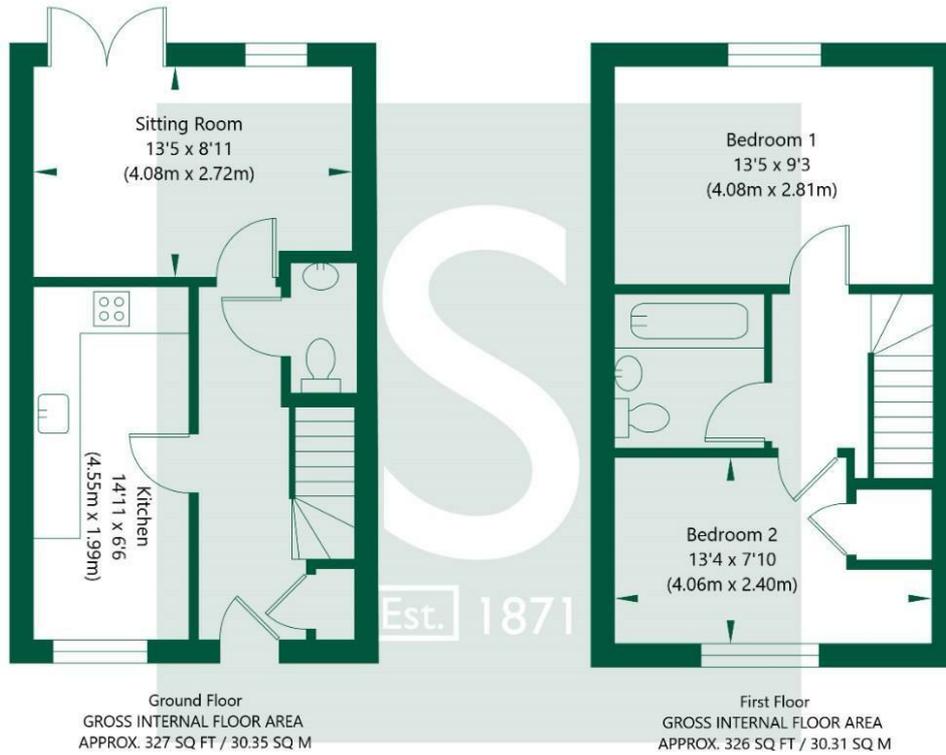
Council Tax: B - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

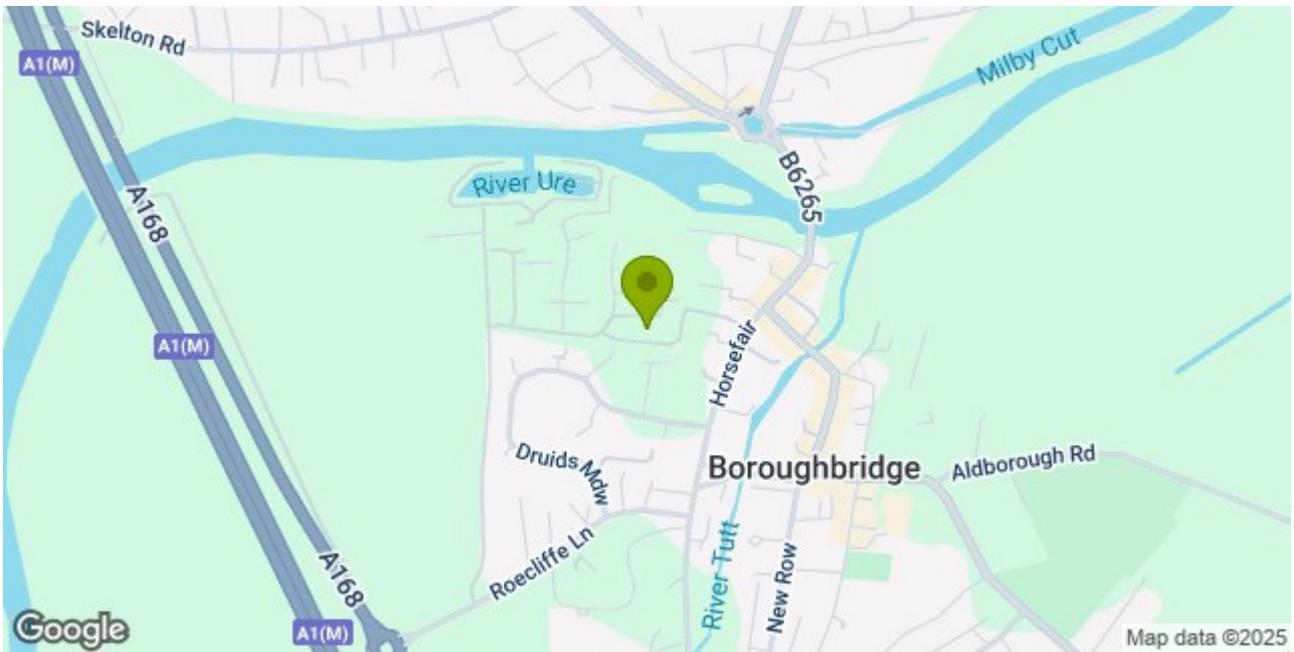
*Download speeds vary by broadband providers so please check with them before purchasing.



Chestnut Drive, Boroughbridge, York, YO51 9FW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 653 SQ FT / 60.66 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Associates

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