



## Chatsworth Grove, Boroughbridge Guide Price £325,000

A rare and exciting opportunity to buy a surprisingly spacious detached bungalow in a cul-de-sac location featuring 2 double bedrooms with a conservatory leading off the 3rd bedroom, sitting room, kitchen and utility room complemented by a car port and a single garage.

\*\*\* NO ONWARD CHAIN \*\*\*





## Inside

An L-shaped reception hall leads off into a sitting room with feature fireplace and a recently updated kitchen with quartz worktops, base and wall storage, freestanding appliance space and a useful utility room (formerly a dining area) leading off.

The inner hallway with built-in storage cupboard leads off into 2 bedrooms with fitted wardrobes, a shower room with heated towel rail and a formal dining room/3rd bedroom with double doors opening into a double glazed conservatory.



Other internal features of note include gas fired radiator central heating, double glazing, solar panels supplementing the bungalow's hot water and drop down ladder access off the inner hallway providing access up into boarded loft space.

## Outside

A long block paved driveway and car port provides parking and access into a single garage with light, power and a remote control roller door. The rear garden, now in need of a tidy up to restore it to its evident former glory, features a remote control sun canopy and a host flower and shrub beds complemented by a timber built workshop/storage shed and a greenhouse.



## Energy Efficiency

The property's current energy rating is D (65) and has the potential to be improved to an EPC rating of C (80).

## Services

We have been informed by the Vendor that all mains services are connected to the property



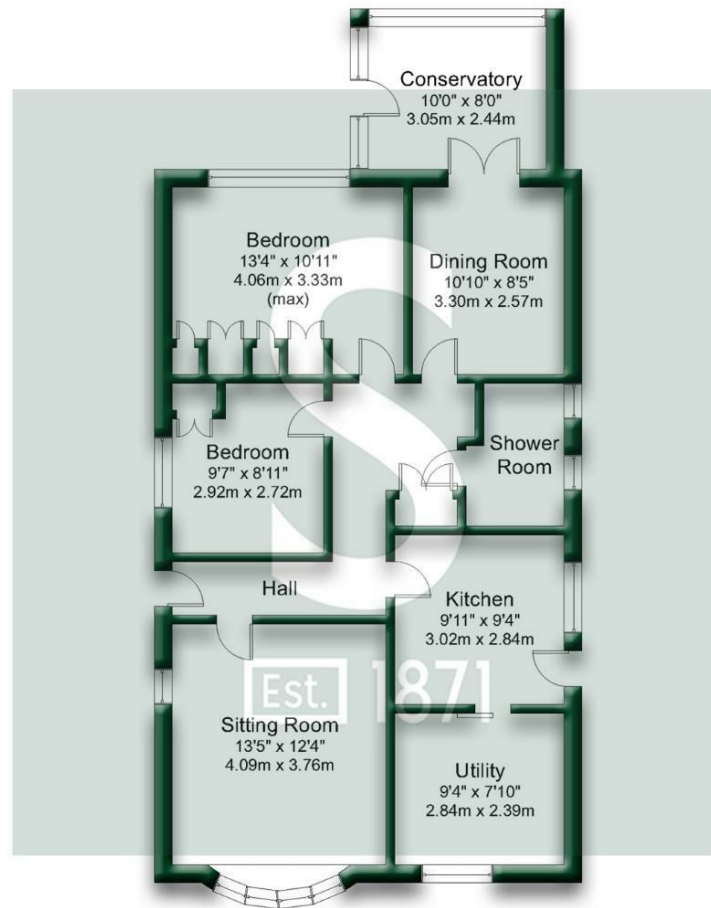
## Tenure

We have been informed by the Vendor that the property is freehold.

## Council Tax & Postcode

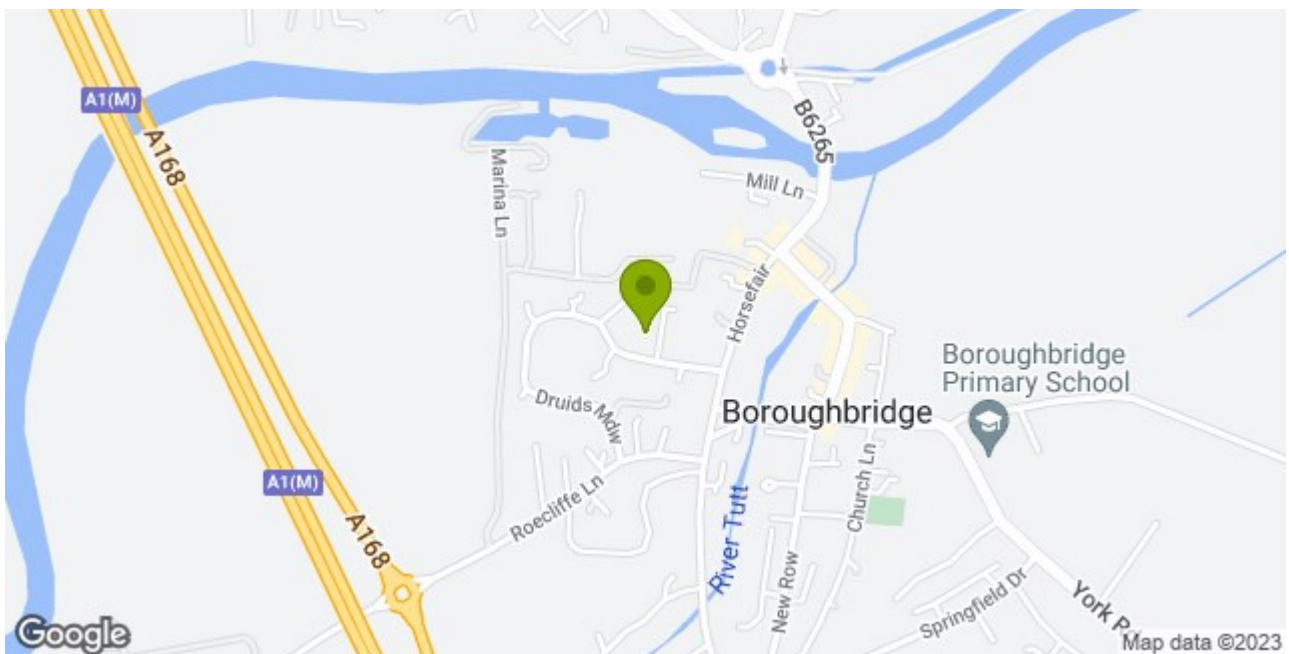
This property is within North Yorkshire Council and the tax band is D. The property's postcode is YO51 9BB





Gross internal floor area (approx.): 86 sq m (926 sq ft)

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## Stephensons

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Knaresborough	01423 867700
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## Partners

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 I E Reynolds BSc (Est Man) FRICS  
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## Associates

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