



Chestnut Drive, Boroughbridge Guide Price £280,000

****NO ONWARD CHAIN****

A fabulously presented semi-detached home which has been wonderfully maintained throughout within this popular development. The property is in excellent condition and is crucially available for sale with no onward chain and vacant possession.



Accommodation

The property is entered via a uPVC door to the front elevation into the hallway which benefits from a convenient downstairs WC.

The open plan kitchen is located towards the front of the property and has a combination of base and wall storage units. There is an integrated electric oven and gas hob with extractor fan over as well as a stainless steel sink with drying area. The kitchen also has space/plumbing for a freestanding washing machine, dishwasher and fridge/freezer. There is also ample room for a freestanding dining table.



The sitting room is located towards the rear of the property and spacious in size with French doors leading out to the rear elevation. There is also a substantial understairs storage cupboard.

Stairs from the hallway lead up to the first floor living accommodation where there are three well proportioned bedrooms and the house bathroom.

Bedroom one and two are both double in size with bedroom one being served by a modern en suite shower room.



The house bathroom has part-tiled walls and comprises a three-piece suite including bathtub with shower head over, low flush WC and wash hand basin with mixer tap.

To The Outside

To the outside, the property has an enclosed rear garden which has both good sized lawned and patioed areas. There is also a large timber summer house which could be used for storage or even as a home office.

At the front of the property, there are two off-street parking spaces.

The property has a wonderful outlook to the front elevation across the tree lined street and is also private towards the rear. The property is available for sale with no forward chain and with 7 years remaining of its NHBC warranty. It is therefore as Agents that we strongly recommend an internal inspection.

Energy Efficiency

The property's current energy rating is B (84) and has the potential to be improved to an EPC rating of A (96).

Additional Information

Tenure: Freehold

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

Broadband Coverage: Up to 1600* Mbps download speed

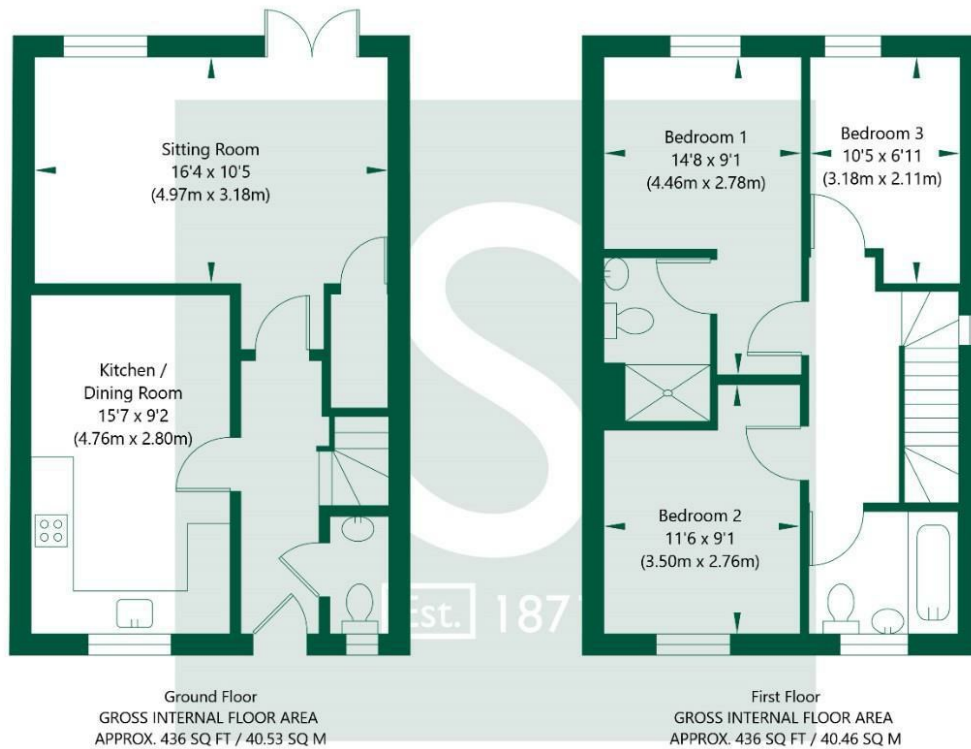
Council Tax: C - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

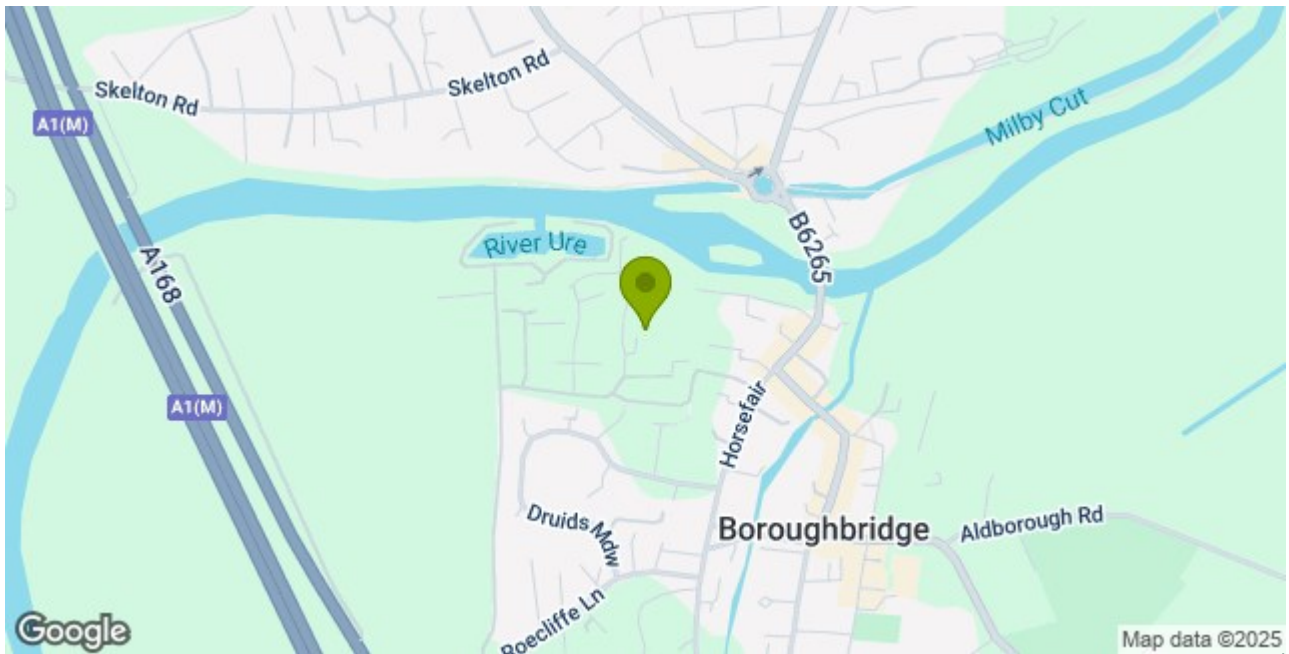
*Download speeds vary by broadband providers so please check with them before purchasing.



Chestnut Drive, Boroughbridge, YO51 9FW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 872 SQ FT / 80.99 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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