



60 The Chase
Boroughbridge, YO51 9JT
£195,000



WITH NO ONWARD CHAIN A TWO BEDROOM SEMI-DETACHED HOUSE, POSITIONED WITHIN A POPULAR AND ESTABLISHED CUL-DE-SAC SETTING IN THE HISTORIC MARKET TOWN OF BOROUGHBRIDGE. THE PROPERTY WELL PROPORTIONED ACCOMMODATION, COMPLEMENTED BY THOUGHTFULLY LANDSCAPED LOW MAINTENANCE GARDENS SOUTH FACING TO THE REAR AND EXTENSIVE OFF-STREET PARKING TO THE FRONT

Mileages - Ripon - 7.5 miles, Harrogate - 10.5 miles, Easingwold - 12 miles, York - 18 miles (approximate)

With Gas-fired central heating and PVC double glazed windows

A pressed panelled and part glazed entrance door opens into a RECEPTION LOBBY with inner door leading to;

The SITTING ROOM with a PVC window framing views over the garden, driveway and cul de sac beyond. A feature fireplace with mantle and hearth complimented by a painted brick surround creates a focal point, while a turned staircase rises to the first floor. To one side a door opens into;

The KITCHEN/DINING ROOM, which extends the full width of property. The kitchen is fitted with a range of contemporary wall and base units, complemented by preparatory work surfaces and tiled mid range, fitted inset sink unit with mixer tap, four-ring gas hob with electric oven and stainless steel extractor canopy above, space for appliances include a washing machine and under counter fridge. The adjoining dining area boasts coving to the ceiling and benefits from direct access via a glazed doors to the south facing rear garden.

Stairs rise to the FIRST FLOOR LANDING with loft hatch access and window to the side.

BEDROOM ONE is positioned to the front elevation and features an extensive wall of fitted wardrobes which is shelved and railed.

BEDROOM TWO overlooks the rear garden and is served by a useful airing cupboard housing the property hot water cylinder.

BATHROOM a three-piece white suite comprising panelled bath with shower over, pedestal wash hand basin, and low-level WC, with tiled surrounds and frosted window.





EXTERNALLY, the property is approached via a driveway offering parking for a number of vehicles and the possibility of additional storage. The front garden is mainly laid to lawn, while a side pathway leads through to the south facing rear garden, designed for ease of maintenance with fence boundaries offering both privacy and seclusion.

LOCATION - Boroughbridge lies approximately 18 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

SERVICES - Mains water, electricity and drainage system with gas fired central heating.

POSTCODE - YO51 9JT
COUNCIL TAX BAND - B
TENURE - Freehold

DIRECTIONS - From Boroughbridge High Street onto New Row, turn left onto Horsefair and proceed straight on at the roundabout. Proceed for some distance and turn left into The Chase. Continue along and turn right, whereupon No.60 is positioned on the right-hand side.

DIRECTIONS - From Boroughbridge High Street proceed north along New Row turning left on to Wetherby Road, going straight on at the Morrisons roundabout. Take the second turning on the left into The Chase. Proceed to the T-junction turning right, whereupon No.60 is on the right hand side straight ahead at the end.

VIEWINGS - Strictly by prior appointment through the selling agents, Churchills, 01347 822800 or email easingwold@churchillsyork.com.

AGENTS NOTES: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



TOTAL FLOOR AREA: 616 sq.ft. (57.2 sq.m.) approx.

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 inaccuracy. Measurements are taken in metres and converted into feet and inches. They should not be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

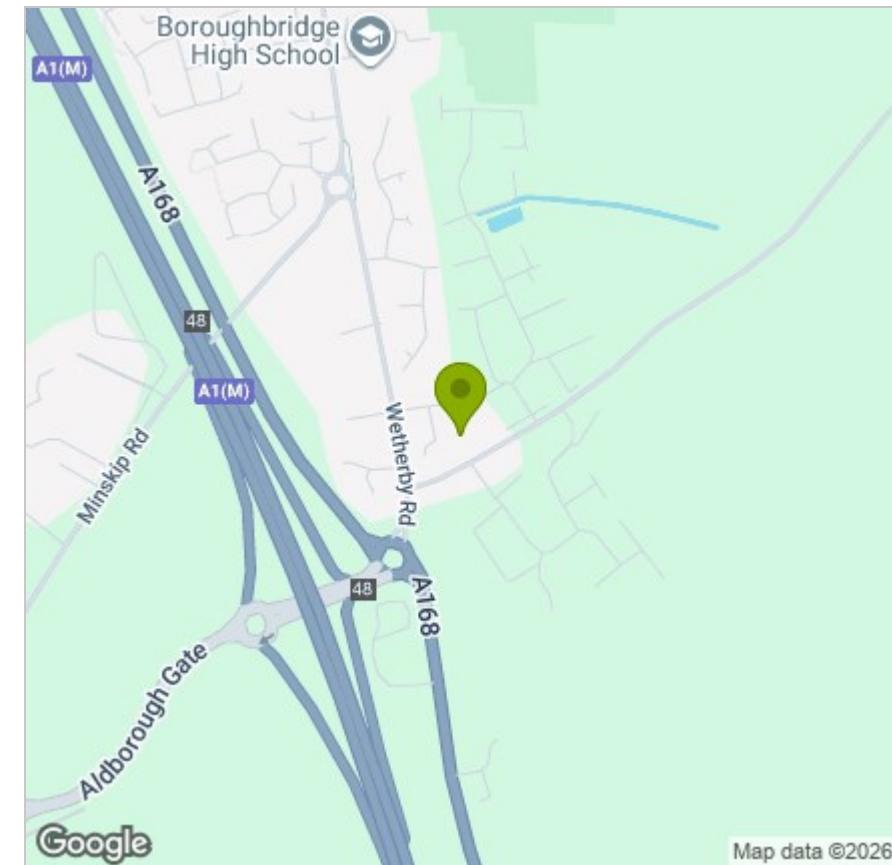
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FREE VALUATIONS
NO SALE NO FEE
COMPETITIVE FEES



LOCATION



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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