



48 Chestnut Drive Boroughbridge

York, YO51 9FW

£284,950

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WITH NO ONWARD CHAIN – AN IMMACULATELY PRESENTED THREE-BEDROOM FAMILY HOME IN A SOUGHT-AFTER LOCATION, BOASTING OVER £6,000 OF THOUGHTFUL UPGRADES INCLUDING BESPOKE HAMMONDS WARDROBES TO ALL BEDROOMS, PRIVACY BLINDS TO EVERY WINDOW, AND AN EXTENDED SOUTH-WEST FACING PATIO GARDEN – COMPLETE WITH DRIVEWAY PARKING FOR TWO AND ALL WITHIN A SHORT WALK OF BOROUGHBIDGE SCHOOLS, SHOPS, AND POPULAR AMENITIES

MILEAGES - Ripon – 7.5 miles | Harrogate – 10.5 miles | Easingwold – 12 miles | York – 18 miles (All distances are approximate)

THIS ATTRACTIVE THREE-BEDROOM HOME IS WELL POSITIONED IN A POPULAR RESIDENTIAL AREA OF BOROUGHBIDGE, WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE, SCHOOLS, SHOPS, AND LEISURE FACILITIES.

The front entrance door opens into a welcoming RECEPTION HALL, with staircase rising to the first floor.

CLOAKROOM/WC is conveniently located just off the hallway, fitted with a white suite comprising a low level WC and a wall mounted wash basin with tiled splashback.

To the rear of the property, the SITTING ROOM extends the full width of the home and enjoys French doors opening directly onto the rear patio and garden beyond. An understairs cupboard, with lighting, provides useful storage.

KITCHEN/DINING ROOM fitted with a modern range of wall and base units complimented by work surfaces with matching upstands. Integrated appliances include a four ring gas hob with chrome splashback, single oven, and concealed extractor fan above. There is space and plumbing for a washer/dryer, and freestanding fridge/freezer. A double glazed window overlooking the pleasant treelined frontage. The DINING AREA sits neatly to one side.

Stairs rise to the FIRST FLOOR LANDING with doors leading off to:

BEDROOM ONE at the rear of the property, featuring Hammonds fitted wardrobes and benefits from an EN SUITE SHOWER ROOM, with a wide tiled shower enclosure and mains plumbed shower, pedestal wash basin, and low-level WC.





BEDROOM TWO a double room to the front, also featuring Hammonds fitted wardrobes.

BEDROOM THREE a versatile room ideal as a child's bedroom, study, or guest space, with a further built-in wardrobe.

The Family Bathroom is well appointed with a white suite including panelled bath with tiled surround, pedestal wash basin, and low-level WC.

OUTSIDE The property enjoys a low-maintenance front garden and a tarmac driveway providing off-street parking for two vehicles. A gated path to the side leads to the fully enclosed South-West Facing Rear Garden, which is mainly laid to lawn and features an extended paved patio seating area and garden shed.

SERVICES - Mains gas, electricity, water, and drainage are all understood to be connected.

Tenure – Freehold

Council Tax Band – C

Postcode – YO51 9FW

LOCATION - Boroughbridge is a highly regarded North Yorkshire market town offering a variety of independent shops, cafes, restaurants, pubs, leisure facilities, and well-regarded primary and secondary schools. The town benefits from excellent road links to the A1(M) and A19, and is within easy reach of mainline rail connections at York and Thirsk—ideal for commuting to Leeds, London, or further afield. The surrounding countryside and proximity to both the Yorkshire Dales and North York Moors make this a perfect blend of convenience and lifestyle.

DIRECTIONS - From Boroughbridge High Street, turn right onto St Helena, then left at Horsefair. Take an immediate right onto Roecliffe Lane. Continue and take the right turn after Arrows Terrace, signposted to the Marina. Follow the road around to the left, where No. 48 can be found on the right-hand side.

VIEWINGS - Strictly by appointment with the sole selling agents: Churchills – Tel: 01423 326889 Email: easingwold@churchillsyork.com.

AGENTS NOTE – Maintenance fee of £240.00 is paid annually.

Some internal photographs have been virtually staged.



FLOOR PLAN

Ground Floor
428 sq.ft. (39.8 sq.m.) approx.

1st Floor
428 sq.ft. (39.8 sq.m.) approx.

Churchills
Selling & Letting Properties
Throughout Easingwold &
The Surrounding Villages.

**FREE VALUATIONS
NO SALE NO FEE
COMPETITIVE FEES**

TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.

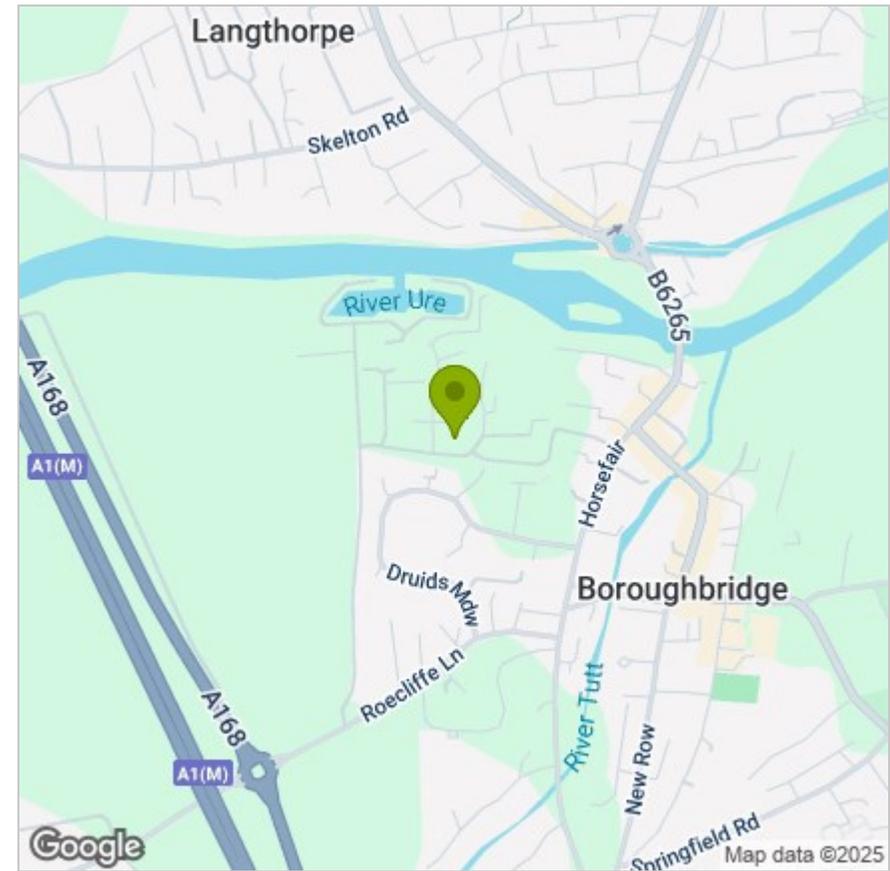
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**BEST IN POSTCODE
WINNER 2025**

ESTAS
★★★★★

Customer Service Awards

LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	83	
(69-80)	C		
(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	

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