



**26 The Chase**  
**Boroughbridge, York, North Yorkshire YO51 9JT**

**Guide price £140,000**

IDEAL FOR INVESTOR/FIRST TIME BUYER  
A POTENTIAL RENTAL INCOME OF £675 PCM  
SPACIOUS ONE BEDROOM HOUSE  
OPEN PLAN MODERN KITCHEN/LIVING ROOM  
BATHROOM DOUBLE BEDROOM TO THE FIRST FLOOR  
COMMUNAL GARDENS  
ALLOCATED PARKING SPACE  
EXCELLENT COMMUTE FOR THE A1M  
NO CHAIN EPC D

## 26 The Chase, Boroughbridge, York, North Yorkshire YO51 9JT

### Description

Situated in this popular location with excellent access to A1 North and South, this one bedroom house, ideal for the first time buyer or investor, briefly comprising; entrance vestibule, open plan living kitchen with storage cupboards, bathroom and bedroom. Communal gardens and allocated parking space. Electric storage heating system.

Vestibule

Open plan living/kitchen

4.98m x 4.08m

16' 4" x 13' 5"

First Floor Landing

Bathroom

Bedroom 1

4.18m x 2.64m

13' 9" x 8' 8"

Outside

Allocated parking space

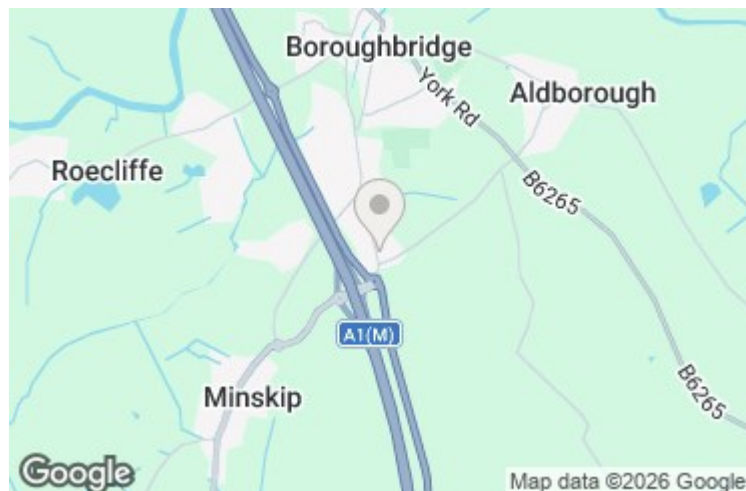
Communal gardens

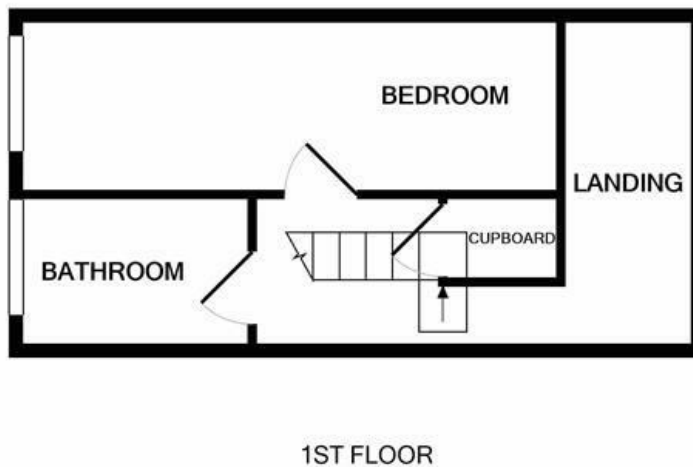
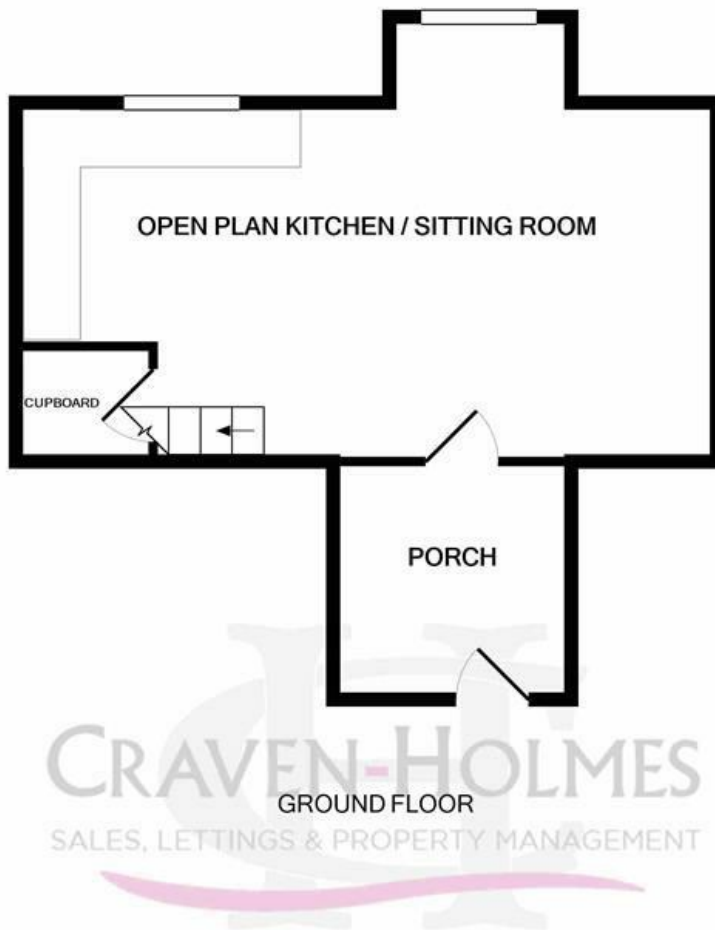
### Location

The property sits within a much sought after development on the outskirts of the thriving town of Boroughbridge which offers excellent amenities including schools, shops, restaurants, public houses and leisure facilities. York, Harrogate and Leeds are all within easy reach via the major road and rail links.

### Directions

On entering Boroughbridge from the A1(M), proceed onto Wetherby Road and take the first right hand turning into The Chase, where the property can be located on the right hand side





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>89</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | <b>57</b>               |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>70</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  | <b>61</b>               |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |