



Craven-Holmes  
Estate Agents  
01423 329 010  
www.craven-holmes.co.uk  
**FOR SALE**

6 Chatsworth Grove  
Boroughbridge York, YO51 9BB  
Guide price £279,500





SPACIOUS AND WELL PRESENTED THREE BEDROOM DORMER BUNGALOW IN THIS SOUGHT AFTER LOCATION WITHIN CLOSE PROXIMITY OF BOURNBRIDGE TOWN CENTRE  
KITCHEN / BREAKFAST ROOM, LOUNGE, DINING ROOM, BEDROOM AND SHOWER ROOM TO THE GROUND FLOOR  
TWO FURTHER BEDROOMS AND STORAGE TO THE FIRST FLOOR  
WITH OFF ROAD PARKING FOR A NUMBER OF VEHICLES, SINGLE GARAGE, REAR AND FRONT GARDENS  
CHAIN FREE EPC D



## Description

Side entrance hall

10'0" x 3'0"

Kitchen/Breakfast room

15'1" x 9'4"

With a range of wall and base units with worktop surfaces, range cooker space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, window to the rear, side door leading to the rear garden.

Dining Room

11'10" x 11'0"

Stairs leading to the first floor, French doors leading to the rear garden, radiator, laminate flooring, open via bi-fold doors through to lounge,

Lounge

15'9" x 11'7"

Gas fire with marble hearth and wooden surround, TV point, laminate flooring, radiator, window to front aspect.

Bedroom

12'8" x 8'7"

TV point, radiator, window to the front aspect.

Bathroom

6'7" x 6'2"

Modern suite with shower wall mounted wash basin, low level w.c., tiled floor and walls, obscure double glazed window.

Landing

The landing has an airing cupboard measuring 3'6" x 2'9" and housing the central heating boiler.

Bedroom One

10'4" x 9'5"

Built in wardrobes, radiator, window with an open aspect view.

Bedroom Two

10'4" x 7'8"

Built in wardrobe, radiator, window to the rear.

Gardens

Off road parking leads to a garage with up and over door.

The rear garden is laid with artificial turf, raised shrub borders, high fence, storage shed and access to the garage.

## Location

Boroughbridge is a thriving market town along side the leading A1M North and South and being well placed for the business centres of Leeds and Teesside the City of York, the spa town of Harrogate and the county town of Northallerton. The town offers a good choice of bespoke shops, leading super market, primary and secondary schooling, main post office, library, doctors and dental surgery,

## Directions

Proceed down the town High Street onto Fishergate and turn left onto Horsefair. Turn right just before with Methodist Church onto Chatsworth Grove.











