



**2 Chestnut Drive
Boroughbridge, York, YO51 9FW**

Guide price £215,000

TWO BEDROOM SEMI DETACHED HOUSE WITH TANDEM OFF STREET PARKING
MODERN FITTING DINING KITCHEN LOUNGE WITH DOUBLE DOORS
TWO DOUBLE BEDROOMS HOUSE BATHROOM
GROUND FLOOR WC ENCLOSED REAR GARDEN
EXCELLENT FOR COMMUTING ON THE A1 NORTH AND SOUTH
CLOSE TO LOCAL SHOPS SCHOOLS AND AMENITIES
EPC B COUNCIL TAX BAND B

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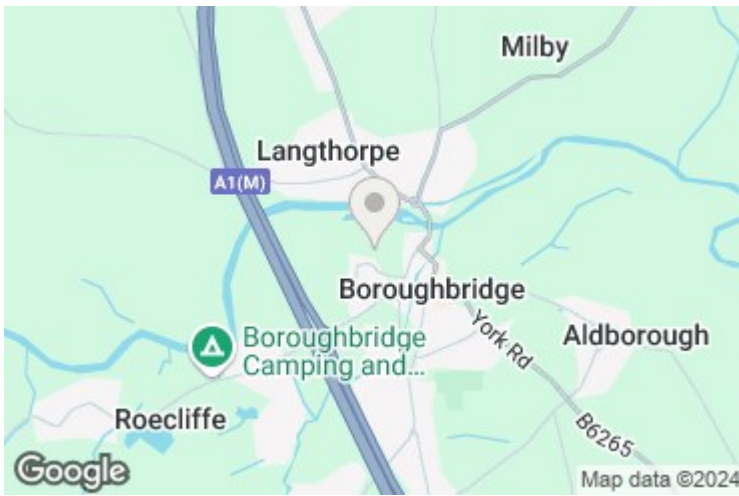
Description

NO ONWARD CHAIN

An opportunity to purchase this two bedroom house built circa 2019. This mid terrace property Situated just off Roecliffe Lane and within easy reach to the A1(M) and walking distance to both Boroughbridge Primary and Boroughbridge High School Riverside Mills is a collection of new houses for sale in Boroughbridge, a thriving town within the Harrogate district of North Yorkshire. Locate, these homes are ideal for all kinds of buyer is well presented throughout and would appeal to a variety of buyer. The accommodation in brief comprises; entrance hall, wc, storage cupboard, modern kitchen with patio doors leading into an enclosed garden at the rear. Upstairs there are two double bedrooms and the house bathroom. Externally there are gardens to both front and rear.

Distances

RIPON - 7.5 MILES, HARROGATE - 10.5 MILES, EASINGWOLD - 12 MILES, YORK - 18 MILES, (DISTANCES APPROXIMATE)





First Floor

This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(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	

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