



21 The Chase, Boroughbridge, York, North Yorkshire, YO51 9JT

£140,000

Guide Price

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

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A beautifully presented one bedroomed quarter house with off road parking and lawned gardens enjoying a quiet cul-de-sac position on the fringes of Boroughbridge.

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The ground floor living space is open plan in design and provides a sitting room area with a deep sill box bay window. The stylish kitchen features an inset sink, base and wall storage units, freestanding appliance space and an integrated gas hob with electric oven and grill under and a filter hood over.

There is also a useful storage cupboard plus additional storage space under the stairs. The first floor landing features a larger than average storage cupboard and doors leading off into a generous double bedroom and a stylish bathroom with both bath and shower over. Other internal features of note include gas radiator central heating, double glazing and neutral decoration throughout.

Externally there is a double width parking bay for off road parking and a delightful corner plot garden to the front and side of the property which provides lawns, paved and shingled seating areas.







### **OPEN-PLAN LIVING KITCHEN**

A stunning open plan living space with generous sitting area and modern fitted kitchen comprising a range of wall and base units with gas hob and electric oven, fridge and washing machine. Large fitted storage cupboard.

### **LANDING**

With useful storage cupboard.

### **BEDROOM**

A double bedroom with window.

### **BATHROOM**

A modern white suite with WC, basin and bath with shower above. Window.

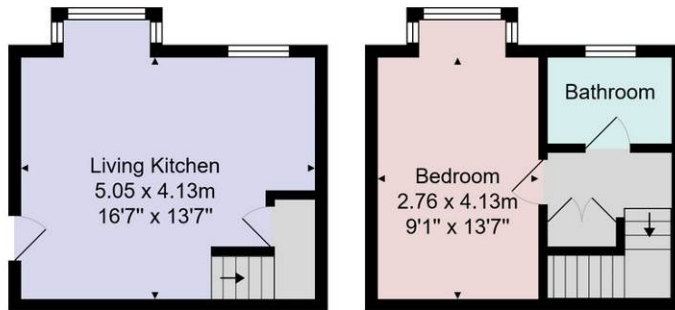
### **OUTSIDE**

There is a double width parking bay for off road parking and a delightful corner plot garden to the front and side of the property which provides lawns, paved and shingled seating areas.

**Tenure - Freehold**

**Council Tax Band - A**





Ground Floor

First Floor

Total Area: 43.6 m<sup>2</sup> ... 469 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		71
(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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