



The Chase, Boroughbridge Asking Price £130,000

**** FIRST TIME BUYER OPPORTUNITY ****

A Mid Terrace Property, ideal for First time buyers and investors, offering quick and easy access to the A1 Motorway, and benefitting from a spacious double bedroom and allocated off street parking.



Accommodation

The property is entered at the front by a double glazed front entrance door into a reception porch with double fronted built-in cupboard.

The main reception room is a spacious sitting room having a feature wood burning cast iron stove set on a stone hearth. There is a bay window to the rear elevation in addition to a television aerial point, recess ceiling down lighters and cove cornices.



There is a separate kitchen having a range of Shake style base units to 3 sides with laminated worktops and inset sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks.

Included within the kitchen is a built-in electric oven and grill with separate 4 point ceramic hob unit. The kitchen provides plumbing for an automatic washing machine as well as an overhang breakfast bar and space for a fridge freezer unit. There is a built-in understairs storage cupboard with a staircase being accessed from the sitting room.



To the first floor is a single spacious double bedroom with cove cornices.

Finally, there is a house shower room having a low flush w/c, pedestal wash hand basin and inset shower cubicle with panelled surround. The shower room includes a mirror fronted medicine cabinet and vinyl flooring.

To The Outside

The property is accessed directly off The Chase onto a front hardstanding which provides off street parking for 1 motor vehicle.



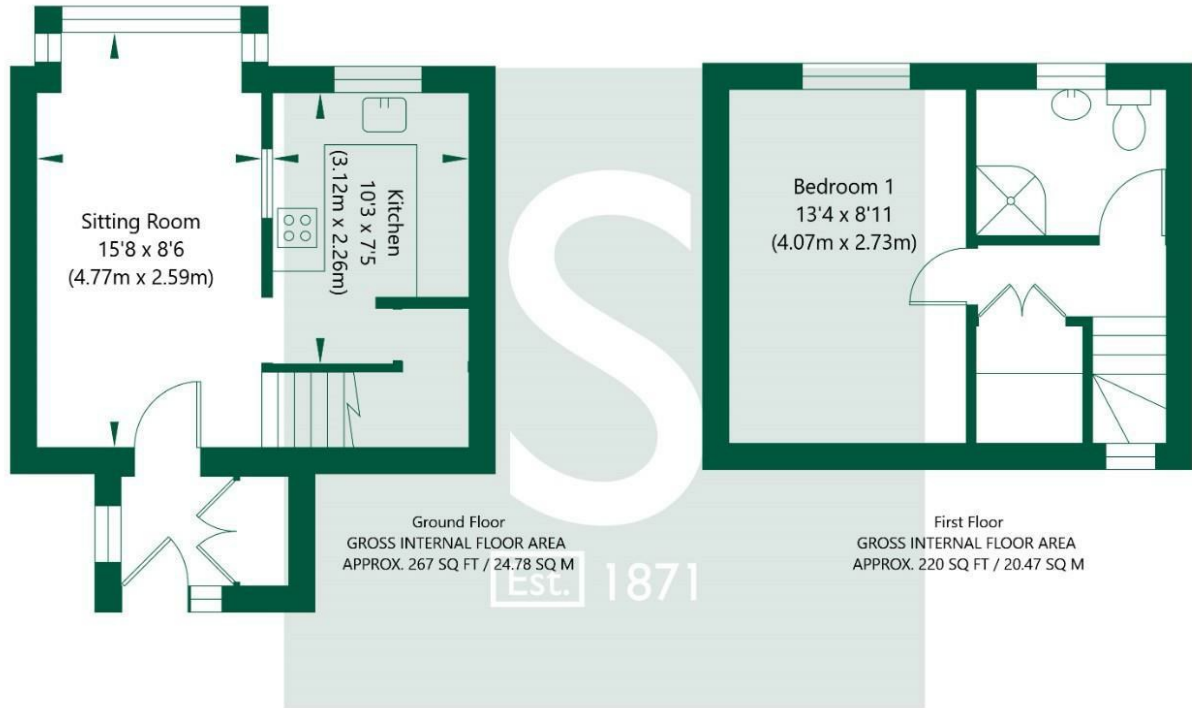
The property looks out onto communal lawned rear gardens which are maintained as part of the management agreement and funded through the monthly service charge.

The property is certain to be of interest to first time buyers and investors and is being offered for sale with vacant possession.

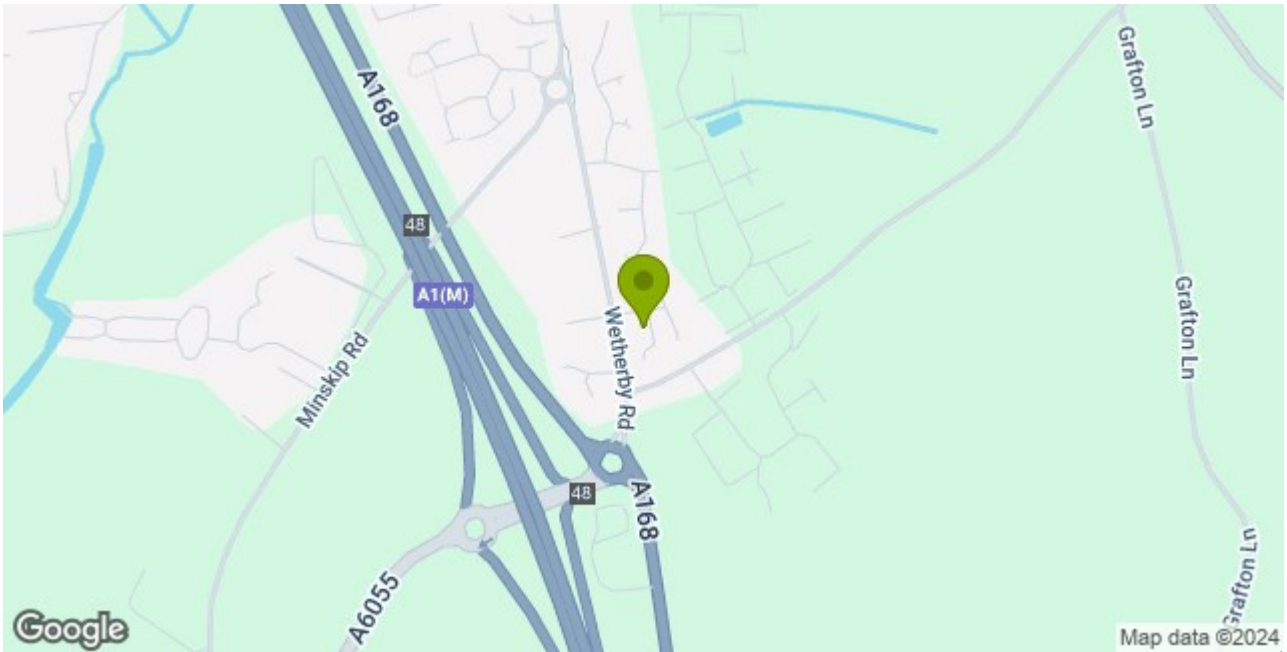
Energy Efficiency

The property's current energy rating is D (62) and has the potential to be improved to an EPC rating of B (84).

The Chase, Boroughbridge, York, YO51 9JT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 487 SQ FT / 45.25 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
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Associates

N Lawrence

