



Chatsworth Grove, Boroughbridge Guide Price £230,000

**** NO ONWARD CHAIN ****

A 2 bedroom semi-detached bungalow located on the ever so popular Chatsworth Grove which is within walking distance of Boroughbridge High Street. The bungalow is offered with no onward chain and includes a detached single garage.



Accommodation

Entered via a uPVC panelled door into an entrance hall with single radiator and a wall mounted coat rack. Leading off the entrance hall and located to the front of the property is the generous sitting room with feature fireplace and electric fire, two double radiators, and double glazed uPVC casement windows.

Located to the rear of the property is the kitchen which features a range of high and low level storage cupboards with freestanding appliance space for fridge/freezer, oven/hob, and washing machine. The kitchen also houses the gas boiler and has a uPVC double glazed door with uPVC double glazed windows to either side into the garden beyond.

The principal bedroom also located at the rear, includes a fitted storage cupboard with shelving and plenty of freestanding wardrobe space, it also includes a single radiator and uPVC double glazed windows.

Bedroom 2/Dining Room positioned to the front of the property includes a single radiator and double glazed uPVC windows.

The house bathroom features ceramic tiled splash backs to all sides, and includes a low flush WC, standing wash hand basin, and a shower over bath with glass shower screen. Additionally, the bathroom has a heated towel rail, and opaque double glazed uPVC windows.

To The Outside

The property is accessed off Chatsworth Grove onto a single width tandem driveway which leads to the detached single garage with both an up & over door and side access door.

To the front of the property is a raised garden with an array of flower beds surrounded by shingle. The front garden is bordered by two stone brick walls, a flagged patio path, and a timber fence.

The rear garden is predominantly laid to lawn which is bordered by flower beds to three sides and a flagged patio area leading from both the kitchen and the driveway.

Energy Efficiency

The property's current energy rating is D (61) and has the potential to be improved to an EPC rating of B (84).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

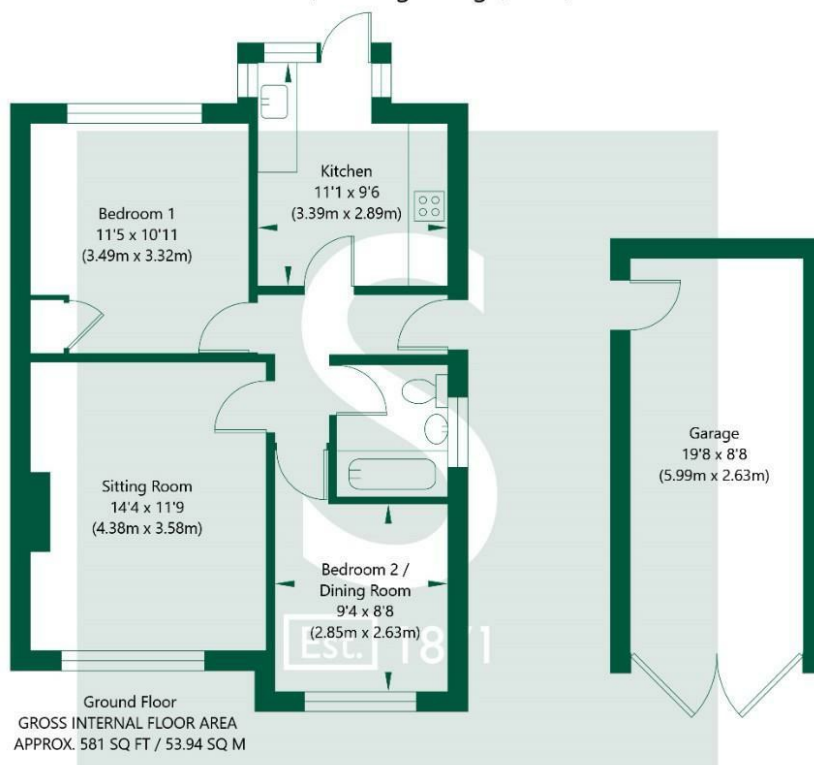
Broadband Coverage: Up to 76* Mbps download speed

Council Tax: C - North Yorkshire Council

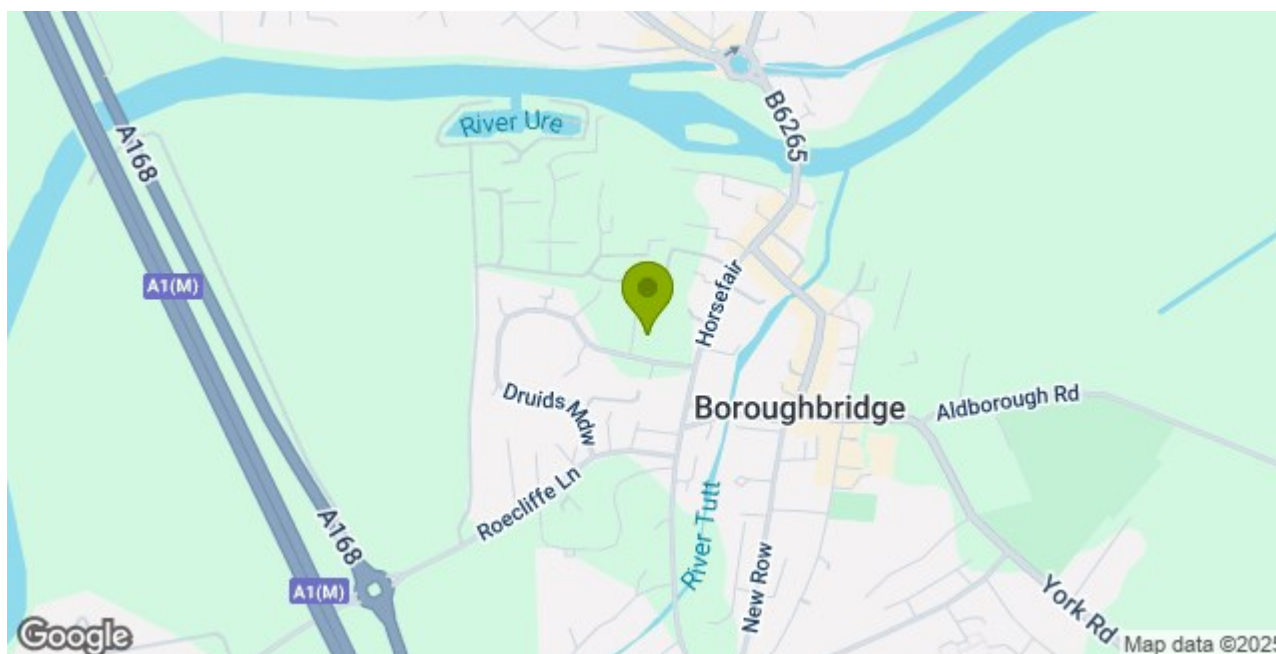
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

Chatsworth Grove, Boroughbridge, York, YO51 9BB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 581 SQ FT / 53.94 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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