



Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

48 Chestnut Drive Boroughbridge

York, YO51 9FW

£285,000



AN IMMACULATELY PRESENTED THREE BEDROOM FAMILY HOME IN A SOUGHT AFTER LOCATION, BOASTING OVER £6,000 OF THOUGHTFUL UPGRADES AND EXTRAS INCLUDING BESPOKE HAMMONDS WARDROBES TO ALL BEDROOMS, PRIVACY BLINDS TO EVERY WINDOW, AND AN EXTENDED SOUTH-WEST FACING PATIO GARDEN – COMPLETE WITH DRIVEWAY PARKING FOR TWO AND ALL WITHIN A SHORT LEVEL WALK OF BOROUGHBIDGE SCHOOLS, SHOPS, AND POPULAR AMENITIES

MILEAGES - Ripon – 7.5 miles | Harrogate – 10.5 miles | Easingwold – 12 miles | York – 18 miles (All distances are approximate)

The front entrance door opens into a welcoming RECEPTION HALL, with staircase rising to the first floor.

CLOAKROOM/WC is conveniently located just off the hallway, fitted with a white suite comprising a low level WC and a wall mounted wash basin with tiled splashback.

To the rear of the property, the SITTING ROOM extends the full width of the home and enjoys French doors opening directly onto the rear patio and garden beyond. An understairs cupboard, with light provides useful storage.

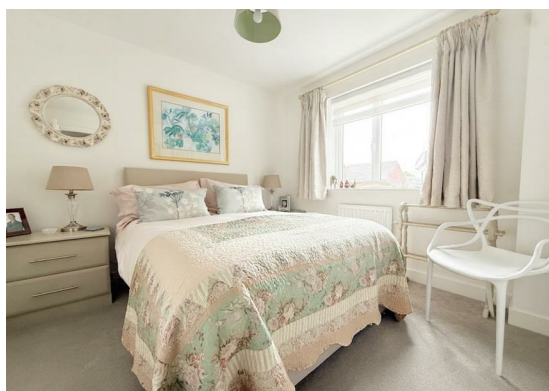
KITCHEN/DINING ROOM fitted with a modern range of wall and base units complimented by work surfaces with matching upstands. Integrated appliances include a four ring gas hob with chrome splashback, single oven, and concealed extractor fan above. There is space and plumbing for a washer/dryer, and freestanding fridge/freezer. A double glazed window overlooking the pleasant treelined frontage. The DINING AREA sits neatly to one side.

Stairs rise to the FIRST FLOOR LANDING with loft hatch access providing useful storage being boarded out and benefiting from a drop down ladder, doors leading off to:

BEDROOM ONE at the rear of the property, featuring Hammonds fitted wardrobes and boasts an EN SUITE SHOWER ROOM, with a wide tiled shower enclosure and mains plumbed shower, pedestal wash basin, and low-level WC.

BEDROOM TWO a double room to the front, also featuring Hammonds fitted wardrobes.

BEDROOM THREE a versatile room ideal as a child's





bedroom, study, or guest space, with a further built-in wardrobe.

The FAMILY BATHROOM is well appointed with a white suite including panelled bath with tiled surround, pedestal wash basin, and low-level WC.

OUTSIDE - the property enjoys a low-maintenance front garden and a tarmac driveway providing off-street parking for two vehicles. A gated path to the side leads to the fully enclosed South-West Facing Rear Garden, which is mainly laid to lawn and features an extended paved patio seating area and garden shed.

SERVICES - Mains gas, electricity, water, and drainage are all understood to be connected.

Tenure – Freehold

Council Tax Band – C

Postcode – YO51 9FW

LOCATION - Boroughbridge is a highly regarded North Yorkshire market town offering a variety of independent shops, cafes, restaurants, pubs, leisure facilities, and well-regarded primary and secondary schools. The town benefits from excellent road links to the A1(M) and A19, and is within easy reach of mainline rail connections at York and Thirsk—ideal for commuting to Leeds, London, or further afield. The surrounding countryside and proximity to both the Yorkshire Dales and North York Moors make this a perfect blend of convenience and lifestyle.

DIRECTIONS - From Boroughbridge High Street, turn right onto St Helena, then left at Horsefair. Take an immediate right onto Roecliffe Lane. Continue and take the right turn after Arrows Terrace, signposted to the Marina. Follow the road around to the left, where No. 48 can be found on the right-hand side.

VIEWINGS - Strictly by appointment with the sole selling agents:Churchills – Tel: 01423 326889 Email: easingwold@churchillsyork.com.

AGENTS NOTE – Maintenance fee of £240.00 is paid annually. To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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	

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