

Church Lane, Boroughbridge

£350,000

Stephensons
estate agents & chartered surveyors

Church Lane, York YO51 9BA

Est. 1871

£350,000

An ideal opportunity for families and retirees to acquire this detached bungalow situated within short walking distance of Boroughbridge High Street and being offered for sale with no onward chain.

The property is entered from the side, which opens out into a dining room/study area which has a staircase leading to the first floor with under stairs storage cupboard.

The principal reception room is located at the front of the house being a spacious lounge, L shaped in nature, with space for both living and dining furniture. The lounge features a flame effect fire, as well as a bay window to the front elevation, television aerial point and radiators.

The property features a modern kitchen, recently refitted with a range of high and low level storage cupboards with laminated worktops and inset sink unit. Included within the kitchen is a Hotpoint electric oven and grill with separate four-point hob unit with extractor fan. The kitchen also offers plumbing for a washing machine and has a built-in cupboard and side entrance door which leads into a boot room and out to the gardens beyond.

Located at the rear of the property, are two spacious double bedrooms, the main bedroom of which has a patio door out to the garden. Both bedrooms benefit from radiators.







Tenure: Freehold
Services/Utilities: All mains and services are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
Council Tax: E - North Yorkshire Council
EPC: D (64)
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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











The ground floor accommodation is completed by a bathroom which has a four-piece suite comprising of a low flush W.C., pedestal wash hand basin, bidet and bath with half height tiled splashbacks.

To the first floor are two further bedrooms, both of which have built-in eaves wardrobes and storage, as well as Dormer windows and radiators.

Finally, there is a first floor shower room having a low flush W.C., wash hand basin and walk-in shower cubicle.

Externally the property is accessed off Church Lane through a pillared entrance onto a front and side driveway which provides off street parking and in turn accesses the attached single garage.

Running full width across the front elevation is a flagged pathway which steps forward onto a rectangular front garden with hedged and walled boundaries. There is gated accesses down the side of the property through to the rear.

Running full width across the rear elevation is a concrete and flagged patio which steps up onto an elevated rear garden, being low maintenance in nature with surrounding fenced lined boundaries.

There is secondary garage access from the rear, and a greenhouse is included within the sale.

Crucially, the property is being offered for sale with no onward chain and benefits from gas fired central heating throughout.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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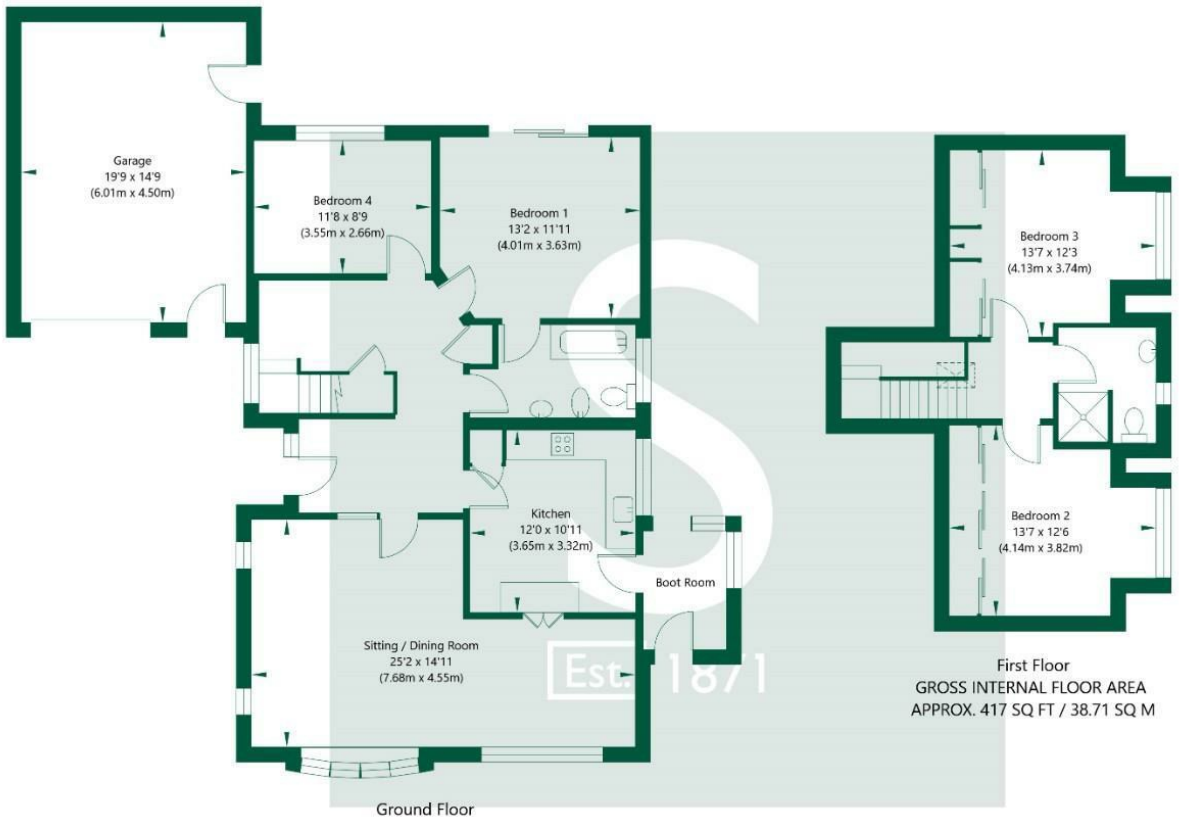
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 983 SQ FT / 91.28 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 417 SQ FT / 38.71 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1400 SQ FT / 129.99 SQ M - (Excluding Garage & Boot Room)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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