

Chatsworth Grove, Boroughbridge

Offers Over £350,000

Stephensons
estate agents & chartered surveyors

Chatsworth Grove, Boroughbridge YO51 9BB

Est. 1871

Offers Over £350,000

A significantly extended semi detached house offering flexible 3 / 4 bedroom living accommodation, featuring a superb open plan breakfast kitchen and private rear garden.



This significantly extended and immaculately presented semi-detached house is located within a "stone's throw" of the High Street of Boroughbridge and offers an ideal opportunity for professional couples, as well as young and mature families.

Internally, the property is entered via a uPVC framed double glazed front door with a low threshold into a reception hall which has a double fronted cloaks cupboard, radiator and staircase.

The principal reception room is a spacious L shaped lounge having a bay window to the front elevation in addition to a feature living flame coal effect gas fire set on a marble hearth with matching surround. The lounge includes twin radiators, television aerial point and understairs cupboard.

The feature room of the property is the open plan dining kitchen which has a range of built-in base units with laminated worktops and inset sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. The kitchen also includes a central serving island with granite breakfast bar and benefits from a De Dietrich electric oven and grill with separate 5-point ceramic hob unit and extractor canopy. French doors lead out onto the rear garden, and the kitchen provides ample space for a free standing dining table and features a ceiling lantern and 2 separate radiators.





Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
Council Tax: D - North Yorkshire Council
EPC: C (69)
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.











Beyond the kitchen is a separate study, which has a bank of built-in wardrobes and cupboards, and offers flexible accommodation which could be adapted to a 4th bedroom.

The downstairs accommodation is completed by a wet room style bathroom, which has a low flush W.C., wash hand basin set in a vanity surround and corner shower cubicle with full height tiled splashbacks. There is a heated towel rail, extractor and ceiling down lighters.

To the first floor are 3 generous sized bedrooms, the main bedroom of which is located at the front of the house with a range of built-in furniture including a bed surround, twin double fronted wardrobes and a dual chest of drawers. The first floor landing has a linen cupboard which houses the gas fired central heating boiler, with the accommodation being completed by a modern house bathroom which has a traditional, refitted, 3-piece suite with over bath shower.

Externally, the property is accessed directly off Chatsworth Grove onto a front and side driveway which provides off street parking.

The property's front garden is low maintenance in nature, having a slate chipped wall with surrounding herbaceous beds.

To the front of the property is a covered storm porch with access to an external store.

The property's rear garden is also low maintenance in nature, being extensively flagged with a raised rear border and surrounding walled and fenced boundaries.

The property benefits from gas fired central heating and double glazing throughout, and an early inspection is strongly recommended.

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

Stephensons
estate agents & chartered surveyors

Partners:

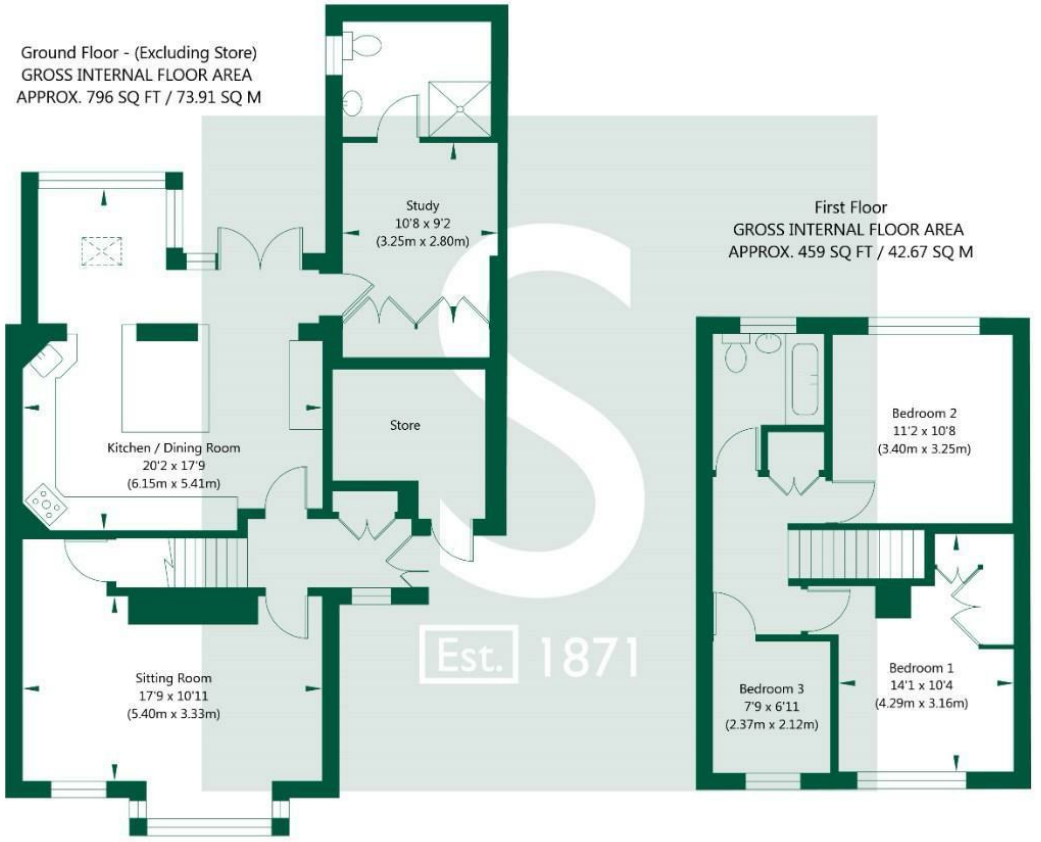
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

Chatsworth Grove, Boroughbridge, York, YO51 9BB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1255 SQ FT / 116.58 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026