



60 The Chase Boroughbridge  
York, YO51 9JT  
Offers Over £175,000

WITH NO ONWARD CHAIN A TWO BEDROOM SEMI-DETACHED HOUSE, POSITIONED WITHIN A POPULAR AND ESTABLISHED CUL-DE-SAC SETTING IN THE HISTORIC MARKET TOWN OF BOROUGHBIDGE. THE PROPERTY WELL PROPORTIONED ACCOMMODATION, COMPLEMENTED BY THOUGHTFULLY LANDSCAPED LOW MAINTENANCE GARDENS SOUTH FACING TO THE REAR AND EXTENSIVE OFF-STREET PARKING TO THE FRONT

Mileages - Ripon – 7.5 miles, Harrogate – 10.5 miles, Easingwold – 12 miles, York – 18 miles (approximate)

With Gas-fired central heating and PVC double glazed windows

A pressed panelled and part glazed entrance door opens into a RECEPTION LOBBY with inner door leading to;

The SITTING ROOM with a PVC window framing views over the garden, driveway and cul de sac beyond. A feature fireplace with mantle and hearth complimented by a painted brick surround creates a focal point, while a turned staircase rises to the first floor. To one side a door opens into;

The KITCHEN/DINING ROOM, which extends the full width of property. The kitchen is fitted with a range of contemporary wall and base units, complemented by preparatory work surfaces and tiled mid range, fitted inset sink unit with mixer tap, four-ring gas hob with electric oven and stainless steel extractor canopy above, space for appliances include a washing machine and under counter fridge. The adjoining dining area boasts coving to the ceiling and benefits from direct access via a glazed doors to the south facing rear garden.

Stairs rise to the FIRST FLOOR LANDING with loft hatch access and window to the side.

BEDROOM ONE is positioned to the front elevation and features an extensive wall of fitted wardrobes which is shelved and railed.

BEDROOM TWO overlooks the rear garden and is served by a useful airing cupboard housing the property hot water cylinder.

BATHROOM a three-piece white suite comprising panelled bath with shower over, pedestal wash hand basin, and low-level WC, with tiled surrounds and frosted window.





**EXTERNALLY**, the property is approached via a driveway offering parking for a number of vehicles and the possibility of additional storage. The front garden is mainly laid to lawn, while a side pathway leads through to the south facing rear garden, designed for ease of maintenance with fence boundaries offering both privacy and seclusion.

**LOCATION** - Boroughbridge lies approximately 18 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

**SERVICES** - Mains water, electricity and drainage system with gas fired central heating.

**POSTCODE** - YO51 9JT  
**COUNCIL TAX BAND** - B  
**TENURE** - Freehold

**DIRECTIONS** - From Boroughbridge High Street onto New Row, turn left onto Horsefair and proceed straight on at the roundabout. Proceed for some distance and turn left into The Chase. Continue along and turn right, whereupon No.60 is positioned on the right-hand side.

**DIRECTIONS** - From Boroughbridge High Street proceed north along New Row turning left on to Wetherby Road, going straight on at the Morrisons roundabout. Take the second turning on the left into The Chase. Proceed to the T-junction turning right, whereupon No.60 is on the the right hand side straight ahead at the end.

**VIEWINGS** - Strictly by prior appointment through the selling agents, Churchills, 01347 822800 or email [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com).

**AGENTS NOTES**: - 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

**Ground Floor**  
314 sq.ft. (29.2 sq.m.) approx.

**1st Floor**  
302 sq.ft. (28.0 sq.m.) approx.

**Kitchen/Dining Room**  
13'8" x 9'2"  
4.17m x 2.79m

**Sitting Room**  
13'8" x 12'11"  
4.17m x 3.94m

**Bedroom 2**  
9'9" x 9'2"  
2.97m x 2.79m

**Bedroom 1**  
11'9" x 9'4"  
3.59m x 2.84m

TOTAL FLOOR AREA: 616 sq.ft. (57.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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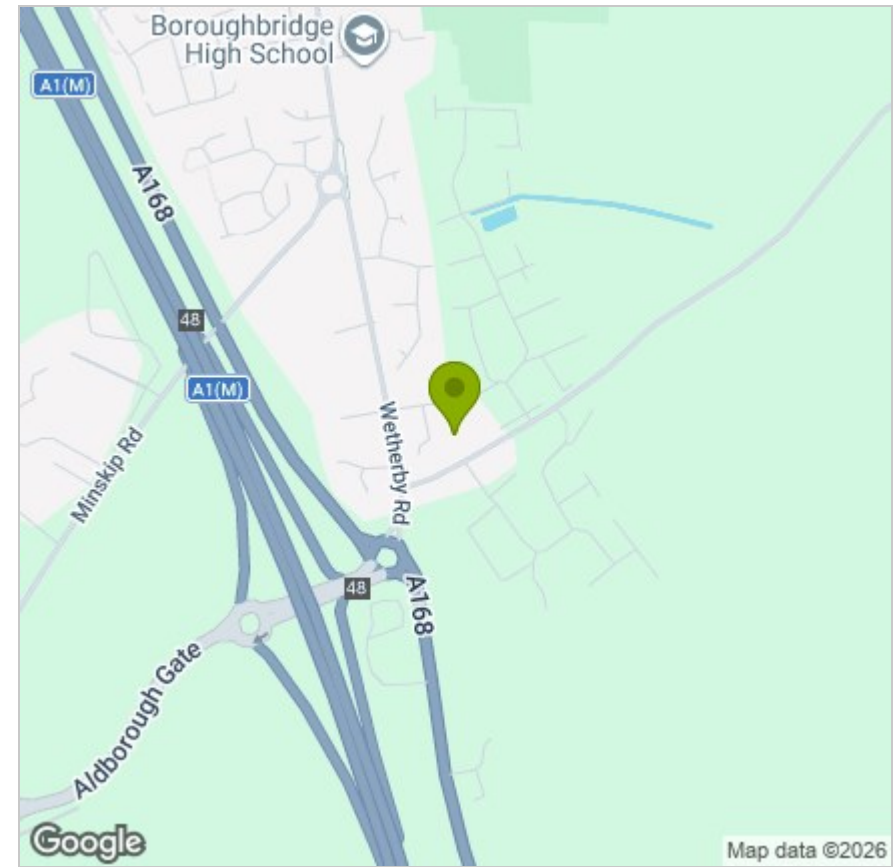
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# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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