

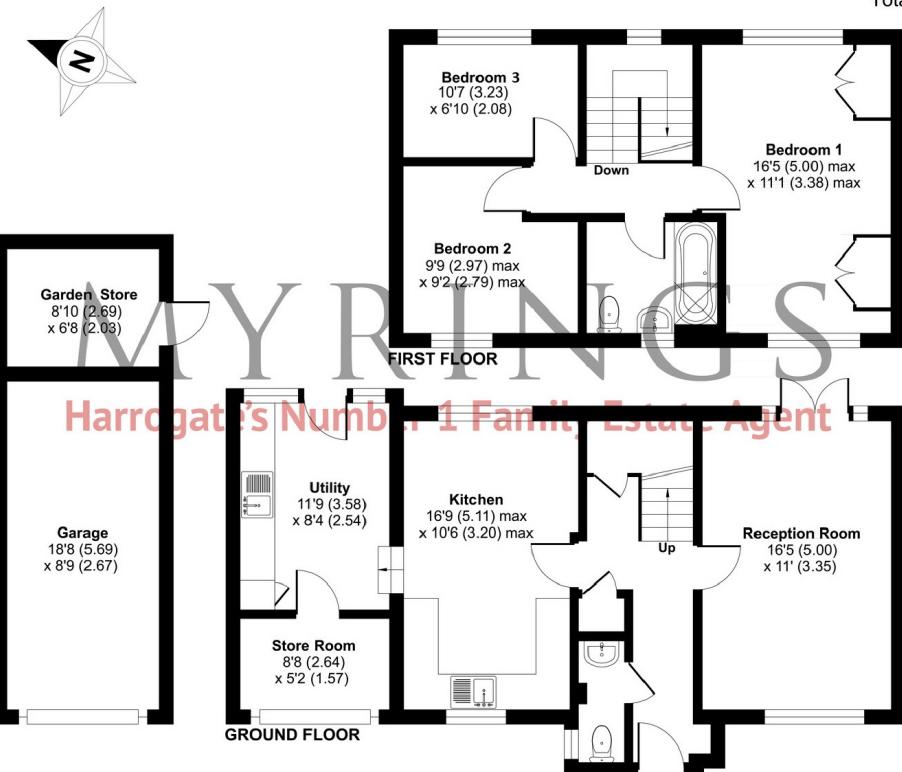
The Chase, Boroughbridge, YO51

Approximate Area = 1228 sq ft / 104 sq m (includes garage)

Outbuilding = 104 sq ft / 10 sq m

Total = 1332 sq ft / 124 sq m

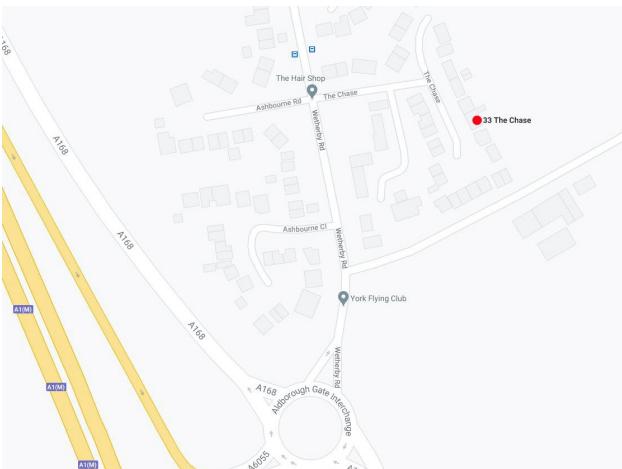
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2021. Produced for Myrings. REF: 682551



	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through Myrings

Telephone 01423 566400

Email enquiries@myringsestateagents.com

Directions

From Boroughbridge town centre follow the Wetherby Road and before reaching the roundabout take a left turn into The Chase.



Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myrings.property

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OnTheMarket.com

rightmove

PrimeLocation.com

33 The Chase, Boroughbridge

£325,000

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Offered with no onward chain, this impressively presented, three bedroom detached property located in a highly convenient location has undergone complete refurbishment and benefits from occupying an end or cul-de-sac position.

Fronted by an attractive lawned garden with side driveway, the accommodation opens to a central reception hall with guest w/c and under stairs storage cupboard. The spacious living room is dual aspect, arranged around a log burning stove and with French doors that open out to the fully enclosed rear garden with fenced boundary, outside power sockets, security lighting, lawn and stone flagged patio. The detached garage is ideal for storage with a separate garden store to the rear having light and power. The dining kitchen provides an excellent sociable space and is fitted with modern shaker style units with solid wooden

work surfaces. The separate utility area is ideal for those with pets and as being a practical laundry area with additional storage, there is access out to the rear garden and internal access to the front facing store with garage door. To the first floor the central landing branches to a stylish, fully tiled house bathroom with contemporary, wall-hung sanitary ware and over bath shower, and three well-proportioned bedrooms, the largest having built in wardrobes and the smallest offering flexibility should a home office be required.

The town of Boroughbridge is particularly convenient for road commuters being just off junction 48 of the A1M which links into the national motorway network. The town has both primary and secondary schools, as well as a good selection of shops, public houses and cafe's. The fashionable spa town of Harrogate is only 10 miles away, and the magnificent Yorkshire Dales countryside is on the doorstep.



Bus
1 minute walk



Main Roads
A1M 1 minute drive



Train
Knaresborough 6.6 miles



Airport
Leeds Bradford 22.5 miles

Fixtures & fittings
Furnishings are not part of the sale and must be considered and negotiated separately.

Rating Authority
Harrogate Borough Council Tax Band D

Services
All mains services are connected to the property.

Tenure
Freehold