



CRAIGARTH YORK ROAD
Boroughbridge, York



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Boroughbridge, York, YO51 9EW

OFFERED FOR SALE WITH NO CHAIN

An individual three bedroom detached bungalow offering spacious accommodation on a good sized plot close to the centre of Boroughbridge. The property would now benefit from updating to realise its full potential and offers enormous scope.

ACCOMMODATION

Individual detached bungalow
Three bedrooms
Deceptively spacious throughout
Garage and parking for numerous vehicles
Perfect for those wanting to put a stamp on a home
In need of updating to realise its full potential
Convenient location walking distance to local amenities
Delightful gardens front and rear



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

Located in the popular town of Boroughbridge, the property is within walking distance of the wide variety of local amenities including a range of independent high street shops, cafes, restaurants and public houses, leisure and hotel facilities, primary and secondary schooling. The Crown Hotel has recently been refurbished and offers fabulous facilities that have certainly enhanced the town centre. Boroughbridge is easily accessible being situated just off junction 49 of the A1 M motorway and the station at Thirsk giving access to the East Coast mainline and London Kings Cross.





Description

Craigarth offers an excellent opportunity for someone wanting a project. The property is within level walking distance of the centre of Boroughbridge and therefore is perfect for purchasers wanting to be close to the wide and varied amenities found in the town centre. The property has been well looked after but would benefit from updating throughout. With gardens front and rear, the property briefly comprises: Reception hall, lounge, archway and steps leading down to dining/sitting room, kitchen, three bedrooms, two with built in wardrobes and one with an ensuite shower room, good size house bathroom with white suite. The property has central heating and double glazing.



Outside

The property is fronted by a pretty dwarf wall with wrought iron double gates giving access to driveway which provides parking for a number of vehicles and leads to the garage. There is a lawn with mature borders to the front. The rear garden is particularly attractive. The previous owner was a keen gardener and that is evident in this space; there is a lovely shaped lawn, borders and blockpaved patio which is positioned to maximise the evening sun.

Local Authority and Council Tax Band

North Yorkshire Band F

Services and other Information

The property is connected to all mains services.

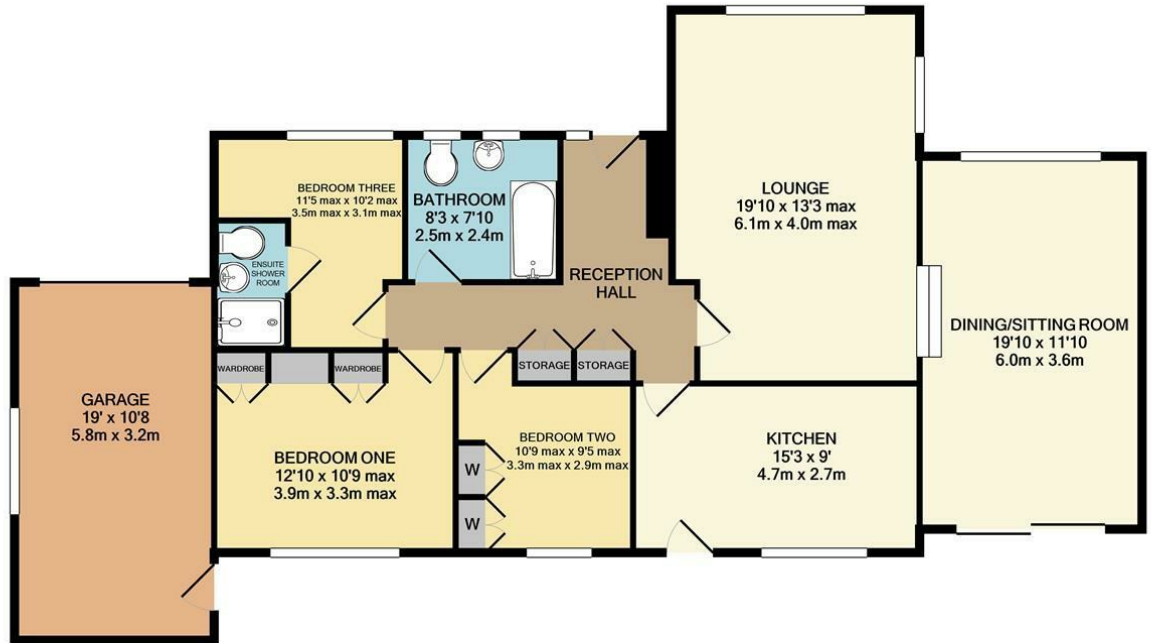
Viewings

Strictly by appointment with GSC Grays 01423 590500

Disclaimer Notice

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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1351 SQ.FT. (125.5 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

