



CHEZNOUS 57 NEW ROW  
Boroughbridge, York



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# CHEZNOUS 57 NEW ROW

York, YO51 9AX

A superb three bedroom detached home positioned centrally within Boroughbridge recently updated beautifully throughout, with garden and garage and offered for sale with NO CHAIN.

## ACCOMMODATION

Superb detached property  
Fully refurbished and reconfigured throughout  
Brand New kitchen and bathroom  
Fully redecorated with new floor coverings  
Garage with electric door  
Garden  
Central location a short walk from amenities  
No onward Chain



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## Situation and Amenities

The property is positioned on a private driveway at the top of New Row which leads to the centre of Boroughbridge. It is therefore within a short walking distance of the wide and varied amenities found in the centre of the town. Perfect for commuting, the house is a short drive from the A1 giving access to all the major motorway networks and beyond. Boroughbridge is a thriving town with both secondary and primary schools and a super community spirit.





### Cheznous

The property has been the subject of a comprehensive program of updating works and refurbishment. The current owners have skilfully created a bright and modern interior which exudes quality and is sure to appeal to a wide range of purchasers from downsizers to young couples alike. Offering three bedrooms and in genuine show home condition, the property briefly comprises:

To the ground floor: Entrance hall with composite entrance door and full height glazed panel to the side, Stairs off, cloakroom/w.c, attractive sitting room with feature fireplace and inset log burner, dual aspect windows, dining kitchen with newly installed super modern kitchen with a range of appliances, dining area and windows to side and rear elevations.

To the first floor: An attractive staircase with glazed balustrade leads to the first floor landing. This leads to the three double bedrooms all with extensive built-in storage. The house bathroom is a delight and has been reconfigured housing a four-piece suite including a stunning separate shower with Crittal style doors.

Redecorated and carpeted throughout this home offers more than meets the eye.



## Outside

The property has a garage with electric up and over door and the provision of power and light. There is a side pedestrian access door leading to the garden which is mainly laid to lawn and has a raised patio area adjacent to the steps leading to the front door. The path gives access around the property and there is off street parking for a number of vehicles.

## Local Authority and Tax Band

North Yorkshire Band E

## Services and other Information

The property is serviced with mains water, electricity and gas.

## Particulars and Photographs

The particulars were written and photographs taken January 2025

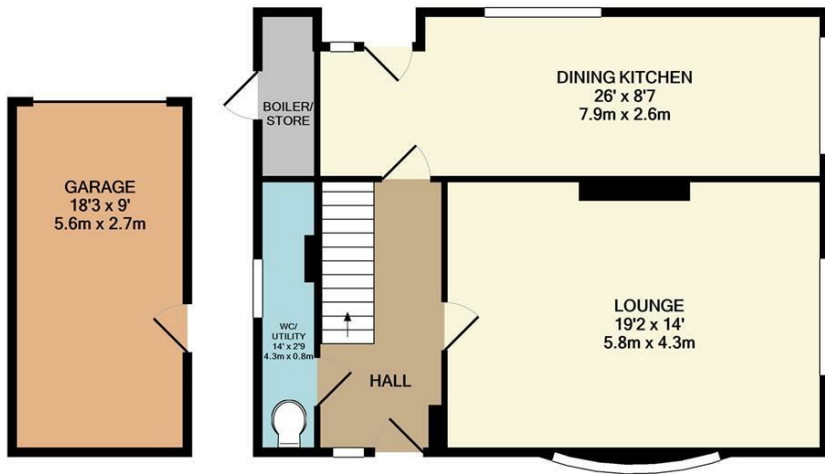
## Viewings

Strictly by appointment with GSC Grays 01423 590500

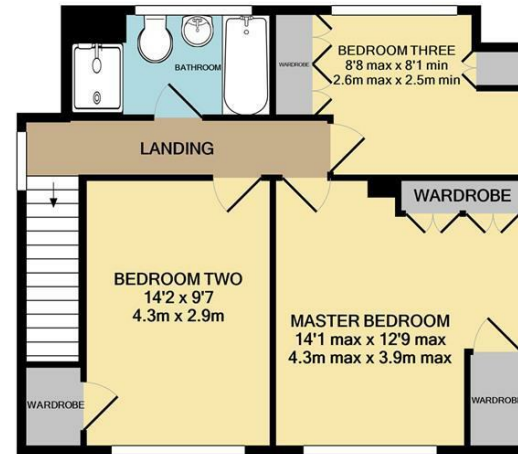
## Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
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.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 804 SQ.FT.  
(74.7 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 564 SQ.FT.  
(52.4 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1206 SQ.FT. (112 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(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	

