



## Swale Close, Langthorpe, YO51 9FQ

- Semi Detached House
- Two Bedrooms
- NHBC Warranty
- Desirable Location
- 25% Shared Ownership
- Off Road Parking
- Beautifully Presented
- EPC Grade: B

**25% Shared Ownership £55,000**





# Swale Close, Langthorpe, YO51 9FQ

## DESCRIPTION

This beautifully presented semi-detached home is offered for sale on a 25% shared ownership basis and provides an excellent opportunity for first time buyers or young families to step onto the property ladder. Built in 2019, the property benefits from gas central heating, double glazing, and an NHBC warranty still in place, ensuring peace of mind and energy efficiency throughout.

On the ground floor, the property features a welcoming hallway with access to a modern kitchen and dining area, fitted with contemporary wall and base units, an electric oven and hob, and space for appliances, as well as room for a dining table. The bright and airy living room sits to the rear, enjoying direct access to the garden. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property offers two generous bedrooms and a modern family bathroom. The home is tastefully decorated throughout, creating a ready-to-move-into living space.

Externally, there is a delightful rear garden which is mainly laid to lawn with a patio area, perfect for outdoor dining and relaxation. To the front, there is off-road parking for one vehicle as well as access to a shared visitor's parking space.

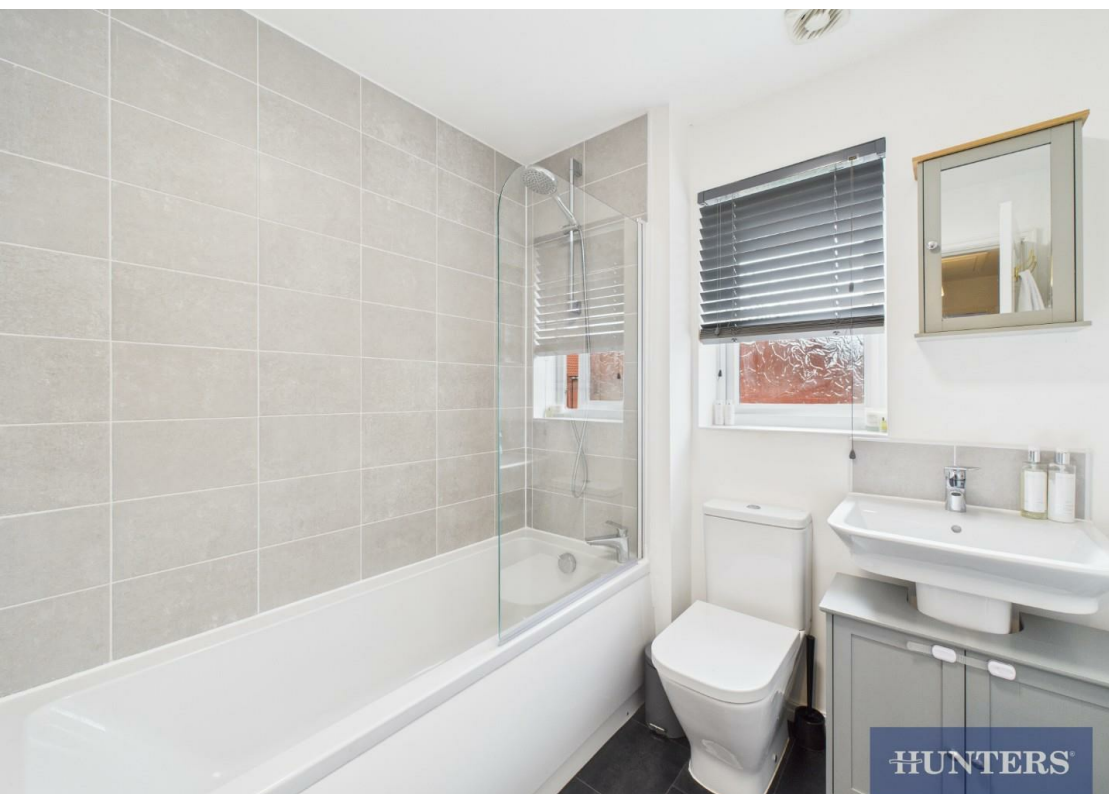
The property is located in Langthorpe, just a short stroll into the bustling market town of Boroughbridge, which offers an excellent range of amenities including supermarkets, public houses, doctors, primary and secondary schools. Picturesque countryside and riverside walks are close by, and there is direct access to the A1(M), providing easy commuting to Harrogate, Ripon, York and Leeds.

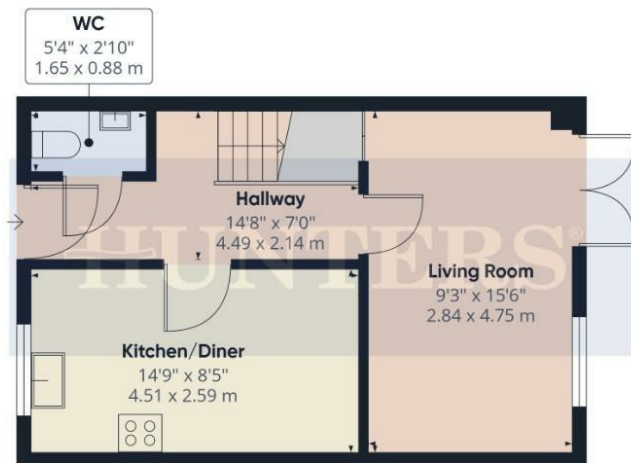
Due to the shared ownership scheme, prospective purchasers will need to pass affordability checks and demonstrate a local connection to the area, with approval from Bracewell Homes required.

This is a fantastic opportunity to acquire a modern and energy-efficient home in a sought-after location, combining the best of town convenience with the charm of village living.

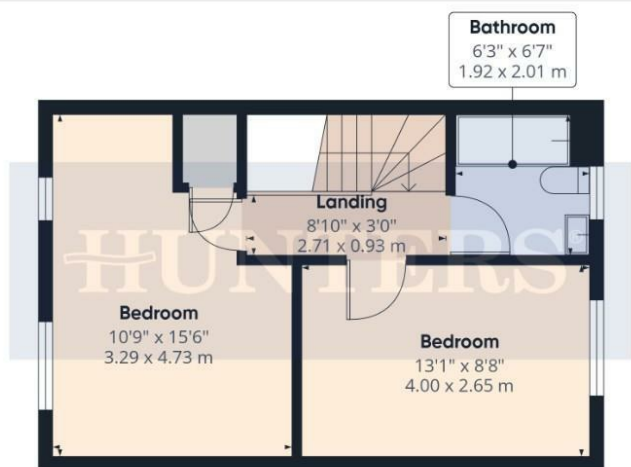








Ground Floor



Floor 1

HUNTERS®

Approximate total area<sup>(1)</sup>  
704 ft<sup>2</sup>  
65.4 m<sup>2</sup>

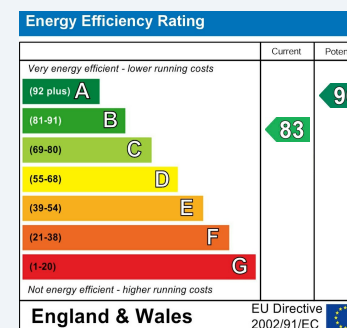
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.