



8 RIVERSIDE GARDENS
Langthorpe, Boroughbridge



8 RIVERSIDE GARDENS

Boroughbridge, YO51 9GB

A four bedroom detached family home positioned on a larger than average plot in a quiet cul de sac in the village of Langthorpe. With scope for extension due to the size of the plot, the home is now in need of updating to realise its full potential.

ACCOMMODATION

- Detached family home
- Four bedrooms
- Larger than average plot
- Quiet cul de sac location
- In need of updating work
- Potential to extend (subject to necessary permissions)
- Detached double garage
- Gardens to three sides



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Situation and Amenities

Langthorpe is positioned on the northern edge of the thriving market town of Boroughbridge which has a huge variety of amenities including independent eateries, boutiques, gift shops and butchers and bakers. There is a large Doctors surgery and dentist, and the town is a short drive away from nearby Harrogate, Ripon and York. There are many good state and independent secondary schools in the local area including Boroughbridge High School, Cundall Manor and Queen Ethelburgas. There are local primary schools in Boroughbridge, Kirby Hill and Roecliffe. With easy access to the A1M at Boroughbridge, mainline rail connections are available from nearby Harrogate, York and Thirsk to London and Edingburgh.





8 Riverside Gardens

8 Riverside Gardens is a four bedroom family home. positioned at the head of a quiet cul-de-sac, in the popular village of Langthorpe. The home has been occupied by the same family since construction and would now benefit from updating throughout to realise its full potential. The property has the benefit of a large corner plot and could be extended (subject to necessary permissions) to create further accommodation.

With double garage and parking for numerous cars, the accommodation comprises:
To the ground floor- entrance hall with stairs off, cloakroom/w.c, sitting room, dining room, extended kitchen.

To the first floor - landing leading to Bedroom 1 with built-in wardrobes and further storage, en-suite shower room, three further double bedrooms with built-in storage, house bathroom.



Outside

The property has a driveway providing parking for numerous vehicles. This leads to the detached double garage with the provision of power and light. The front garden is laid to lawn and the rear is mainly lawned with mature borders. The space to the rear is extremely private and perfect for young families. There is also space to extend (subject to planning) should purchasers wish to do so.

Local Authority and Council Tax Band

North Yorkshire Council Band F

Services and other Information

The property is served with mains water, drainage, electricity and gas. The vendor advises there is fftp broadband to the property.

Particulars and Photographs

The particulars were written and photographs taken January 2024

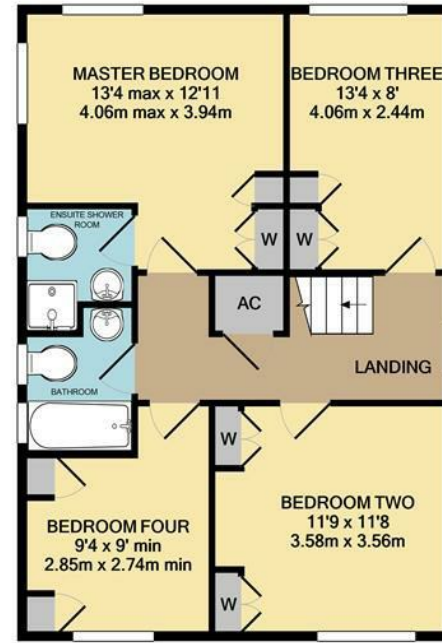
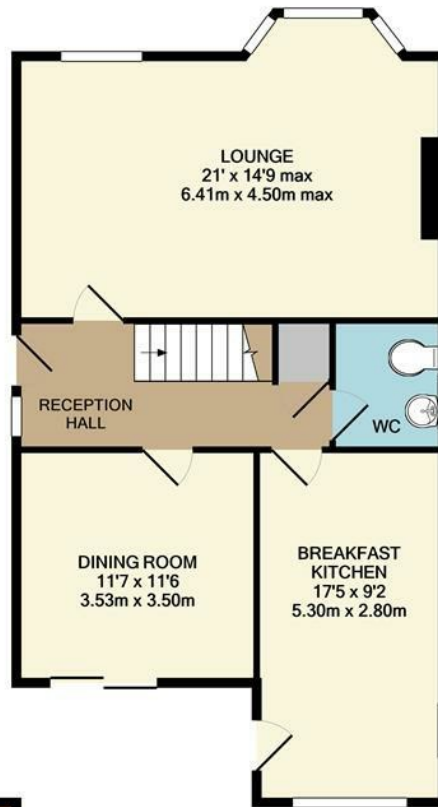
Viewings

Strictly by appointment with GSC Grays 01423 590500

Disclaimer Notice

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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.
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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.



FIRST FLOOR
APPROX. FLOOR
AREA 649 SQ.FT.
(60.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1028 SQ.FT.
(95.5 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1362 SQ.FT. (126.4 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) A | | |
| (81-91) B | | 82 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

