

## Waterside, Langthorpe, Boroughbridge Guide Price £495,000

\*\*\*\* STUNNING ELEVATED RIVER VIEWS \*\*\*\*

A contemporary three storey town house which has been comprehensively redesigned and upgraded by the current owner to create flexible family living accommodation, which features a superb master suite, breakfast kitchen, garden room and first floor living room with balcony.





### Accommodation

A modern 3 storey town house occupying a choice position within the renowned Waterside development, enjoying elevated views of the river and featuring a ground -to- second floor lift.

Internally, the property is entered via a double glazed composite front entrance door into a spacious reception hall with staircase leading to the first floor accommodation with spindle balustrade and hand rail. The hall features a contemporary radiator, in addition to the aforementioned lift.

The lift is by Aritco, a Swedish manufacture, being electrically operated with a back up battery powered supply. There is an intercom system and stop button, giving peace of mind to perspective purchasers.

Located off the hall is a downstairs cloakroom having a low flush W.C. and contemporary wash hand basin. There is a range of built-in high and low level storage cupboards with drawers in addition to a heated chrome towel rail, cloaks rail and tiled flooring.



The ground floor accommodation features a stunning open plan breakfast kitchen having a modern range of built-in base units to 3 sides with Granite worktops and inset Edinburgh sink unit. There is an additional range of matching high level storage and display cupboards. Included within the sale is a built-in electric oven, microwave, warming draw with separate 4 point ceramic hob unit with a contemporary extractor fan, a built-in dishwasher, and a freestanding Samsung American style fridge freezer unit.

The kitchen includes a central serving island with Granite worktop as well as ample space for a breakfast/dining table, recess ceiling down lighters and radiator.

An archway leads through into a garden room having a superb open rear aspect across the river as well as sliding patio doors leading out onto the patio and garden beyond. There is a modern radiator, television aerial point and roof lights.

The principal living room is positioned on the first floor having a stunning raised fireplace being gas fired and set within a glass surround. uPVC framed double glazed French doors lead out onto the balcony, again with a stunning open view of the river. There is a television aerial point, modern radiator and blinds.



The first floor landing leads to the second floor accommodation.

There is a spacious double bedroom located at the front having a bank of floor to ceiling wardrobes and radiator. The first floor bathroom is accessed from both the landing and the bedroom having a low flush W.C. wash hand basin and walk-in shower cubicle with full height tiled splashbacks. The bathroom includes a heated towel rail and tiled flooring.

The master bedroom on the second floor with river views, has a bank of floor to ceiling wardrobes with plumbing for a washing machine, and there is a modern radiator. There is a superb ensuite bathroom which has a low flush W.C. wash hand basin set in a vanity surround and inset corner bath. The ensuite also includes a separate corner shower cubicle with full height tiled surround. There is a contemporary radiator and double fronted medicine cabinet.

The internal accommodation is completed by a third bedroom, currently used as a study and having a fitted worktop and chest of drawers. The bedroom also includes a radiator.

### To The Outside

The property is accessed directly off Waterside onto a block paved front driveway which provides parking for 2 vehicles.



Directly to the front of the property is a covered storm porch and double garage doors with the garage having been partially converted currently providing very useful storage accommodation.

Running full width across the rear elevation is a decked patio with undercover storage and water tap.

The decking steps down onto a flagged patio with a gently sloping rear garden beyond which is extensively laid to lawn. The garden leads out onto the riverbank with a walkway and cycle tracking leading back into town.

In addition to the decking there is a first floor balcony, which again provides ample space for outside seating.

The property itself has been comprehensively upgraded and renovated with a finish to the highest specification.

An early inspection of both the internal and external accommodation is recommended to appreciate to quality of the opportunity on offer.

### Energy Efficiency

The property's current energy rating is C (78) and has the potential to be improved to an EPC rating of B (85).

### Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

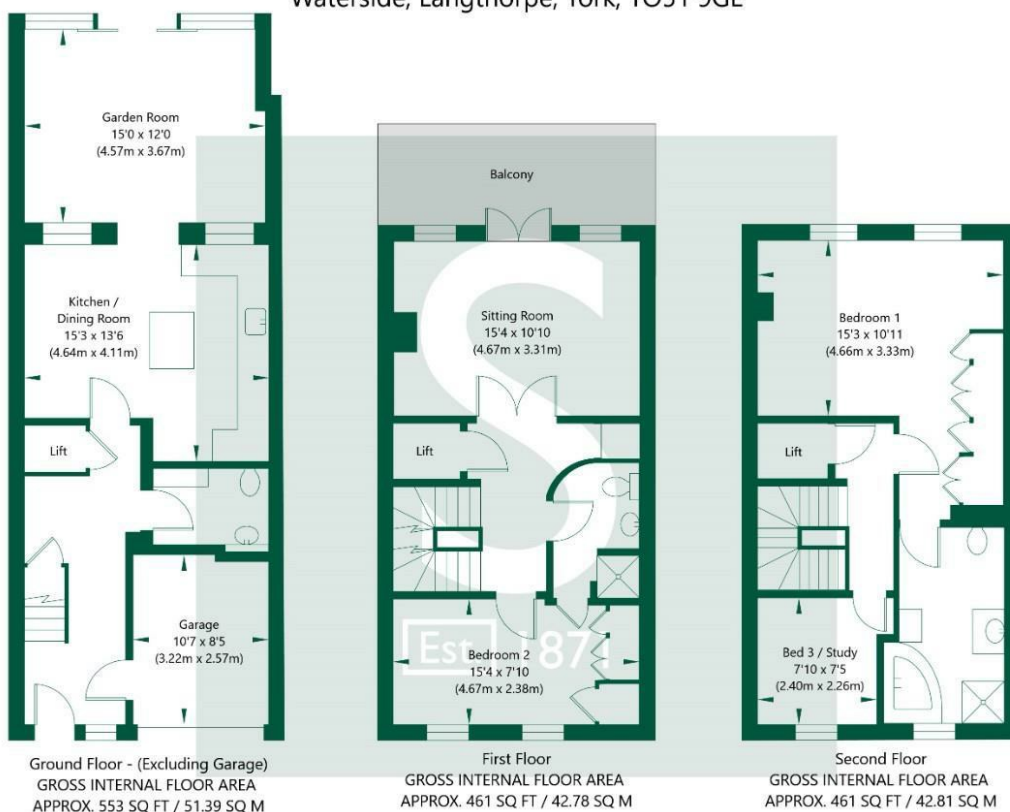
Council Tax: E - North Yorkshire Council

\*Download speeds vary by broadband providers so please check with them before purchasing.

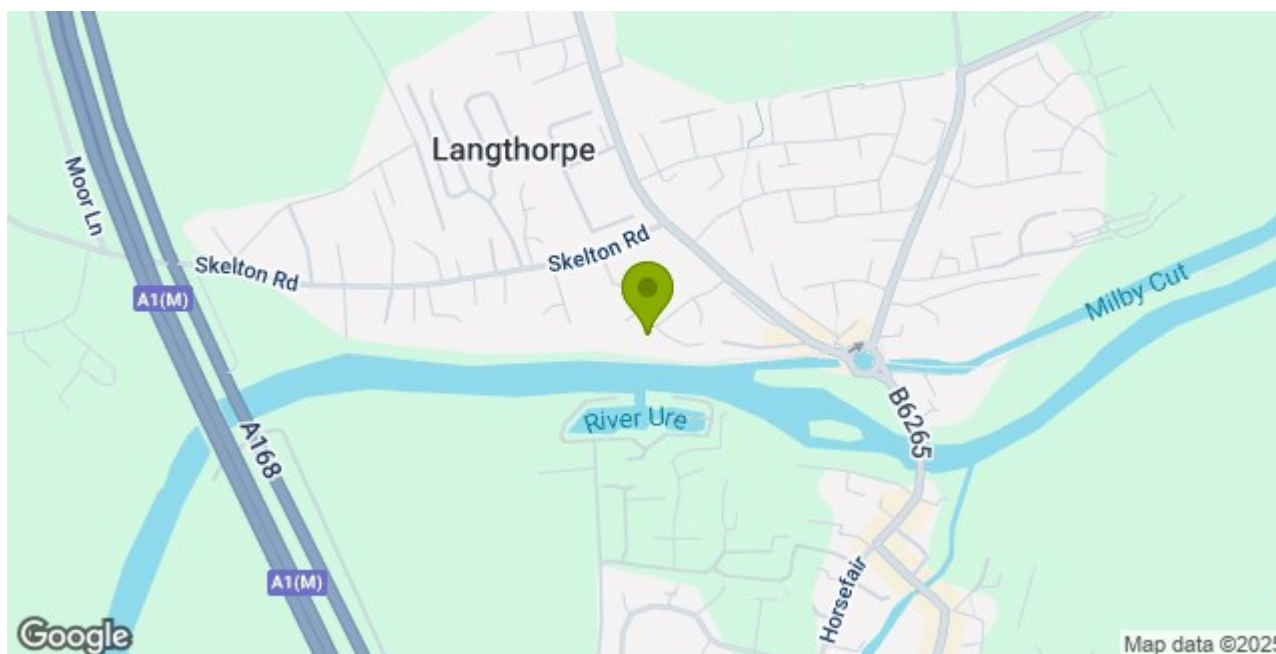
Agents Note - Please be aware that since the photographs have been taken, the front door and garage door have been replaced.



# Waterside, Langthorpe, York, YO51 9GE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1475 SQ FT / 136.98 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

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Knaresborough	01423 867700
Selby	01757 706707
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## Partners

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## Associates

N Lawrence

