



8 MALLARD WALK

Boroughbridge, York, North Yorkshire YO51 9LQ

8 Mallard Walk, is situated in a picturesque and highly sought-after residential location, occupying a delightful, elevated position in a tree-lined, no through road. The property is within easy walking distance of Boroughbridge town centre.

This modern family home, is traditionally constructed with attractive elevations of mellow red brick under a clay pantiled roof.

The property offers light, spacious and comfortable living spaces over two floors.

The internal accommodation has been skilfully designed to meet the demands of modern day family living.





The internal accommodation is entered via a welcoming reception hall which leads to a lovely sitting room, with feature living gas flame effect fire, framed by a timber surround, and complemented by a marble effect insert and hearth. Sliding doors open onto a full-width balcony, providing a private retreat with delightful elevated views over the cul-de-sac. Panelled French double doors lead from the sitting room to a separate dining room. Transition through sliding doors from the dining room to the garden room, which is a lovely, tranquil space, with french doors leading directly to a dining terrace and the beautifully landscaped rear garden.



The fully fitted breakfast kitchen, with ceramic tiled flooring, boasts a range of lime washed Shaker style fitted cabinetry, complemented by a 4-ring induction hob with a double oven underneath and a concealed extractor above. The kitchen also enjoys integrated appliances including a Neff dishwasher, fridge and freezer. The feature window enjoys lovely views to the rear, providing a picturesque scene of the landscaped gardens and its feature pond.

Conveniently adjacent to the kitchen is a useful utility room, featuring a stainless steel sink unit with a side drainer, a range of wall and base cupboards, and space with plumbing for a washing machine and a tumble dryer. The room is completed with a wall-mounted gas-fired central heating boiler, and a personal door, partially glazed, offering direct access to the rear garden.

A spacious cloakroom completes the ground floor accommodation.

The property benefits from UPVC Double Glazing, Cavity Wall Insulation and Gas Fired Central Heating.





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Approximate Gross Internal Area
Ground Floor = 898 sq ft / 83.4 sq m
First Floor = 682 sq ft / 63.4 sq m
Garage = 293 sq ft / 27.2 sq m
Total = 1873 sq ft / 174.0 sq m

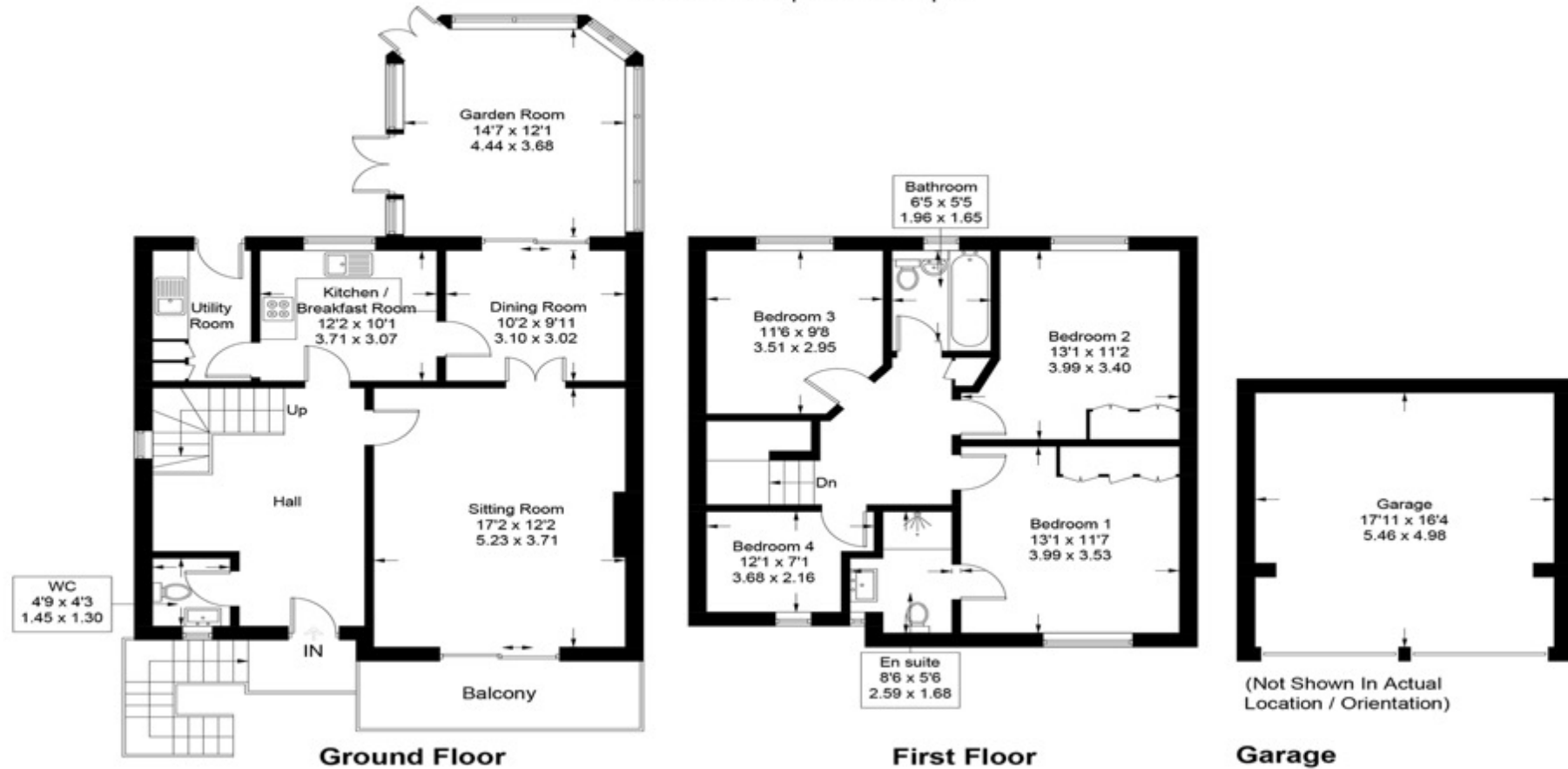


Illustration for identification purposes only, measurements are approximate, not to scale.

FIRST FLOOR

The staircase rises to the first-floor accommodation, which continues to impress. Comprising a lovely principal bedroom with fitted cabinetry and recently modernised en suite shower room, featuring white sanitary ware, fitted vanity unit, wall tiling and chrome heated towel rail. A generous guest bedroom boasts fitted storage. There are two further bedrooms. The additional bedrooms are all served by a recently remodelled family bathroom, featuring white sanitary ware, including a panelled bath with overhead shower, fitted vanity unit, chrome heated towel rail and feature wall tiling.



ACCOMMODATION

Ground Floor

Reception Hall
Sitting Room
Dining Room
Garden Room
Breakfast Kitchen
Utility Room
Cloakroom

First Floor

Landing
Principal Bedroom
En Suite Shower Room
Guest Bedroom
Two Further Bedrooms
House Bathroom

Exterior

Private Drive
Integral Double Garage
Front Garden
Landscaped Rear Garden
Summer House
Fish Pond
Garden Shed



GARDENS AND GROUNDS

8 Mallard Walk enjoys a delightful location within this well-regarded, quiet cul-de-sac. The property is approached via a private tarmac driveway which leads to an established front garden, beautifully planted with mature, evergreen shrubs and natural hedging. Ascend the turned steps with wrought iron ballustrades and handrail which lead to the entrance of this lovely home. The driveway not only provides convenient off-road parking but is also home to an expansive double garage with electric roller doors, ensuring both ease and security. The garage also benefits from light and power, adding to the practicality of this space.

The principal gardens lie to the rear, where you will discover a meticulously maintained two-tiered garden. The first tier hosts a stone-flagged dining terrace. Beyond is a lush lawned garden, bordered by mature plants and shrubs offering a delightful array of colours and textures throughout the seasons. Additionally, a useful timber shed is strategically placed for your storage needs.

A feature of the garden is a filtered fish pond, complete with a trickling waterfall, creating a calm and peaceful atmosphere. Follow the footpath, and you'll find a further lawned area which is home to the summer house. This charming retreat is equipped with both power and light, providing an ideal space for relaxation or entertainment. The gardens are bounded by high natural hedging giving a lovely sense of calm and privacy.



LOCATION

8 Mallard Walk is situated in a highly desirable location at the heart of a quiet tree-lined cul-de-sac. This lovely family home offers an idyllic setting, within easy walking distance of Boroughbridge's amenities, presenting a unique opportunity for those seeking a residence that combines spacious living with a prime and sought-after location.

Boroughbridge is an historic and picturesque town, exuding charm and character that captivates both locals and visitors alike. Steeped in history, this town boasts a rich heritage dating back to Roman times, evident in its well-preserved historical buildings and landmarks. One of Boroughbridge's notable features is its vibrant high street, showcasing an excellent selection of independent retailers.

Traditional country pubs, hotels and cosy cafés offer a warm and inviting atmosphere, making them perfect spots to relax and enjoy the town's hospitality. The town's natural beauty is enhanced by the scenic River Ure, which meanders gracefully through the edge of the town. Riverside walks and parks provide serene spots for picnics and leisure activities.

Additionally, the town's strategic location offers easy access to the stunning natural wonders of the surrounding countryside. The nearby Yorkshire Dales National Park and North York Moors National Park beckon outdoor enthusiasts with their breath-taking landscapes, inviting exploration and adventure.





EDUCATION

Boroughbridge is superbly located for growing and mature families, the town benefits from a number of well-regarded schools for children of all ages. There are excellent transport links for further education to Leeds, Harrogate and York.

TRANSPORT LINKS

Roads: Adjacent to the A1M in North Yorkshire on the banks of the River Ure, yet just 2 minutes from junctions 48 & 49, Boroughbridge is an ancient and attractive Roman town with many attractions and amenities. Located within 30 minutes of the thriving Yorkshire centres of Leeds, York and Harrogate it is also a popular area for busy commuters.

Buses: Boroughbridge is well-served by local bus services connecting the town to nearby towns and cities. Various bus routes operate within the town and its surrounding regions, providing a convenient mode of public transportation.

Trains: The nearest mainline train stations are in Thirsk, Northallerton, York, and Harrogate. From these stations, you can connect to many destinations across the UK.

Cycling and Walking: Boroughbridge promotes cycling and walking with numerous paths and routes. Many residents and visitors choose to cycle or walk for short distances in and around the town.

Airport: The nearest major airport is Leeds Bradford Airport (LBA) an international airport serving York, Harrogate and Leeds and the wider Yorkshire region. It offers both domestic and international flights, making it a convenient option for travellers.

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Method of Sale: The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Electric heating.

Fixtures and Fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating C. Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Ripon 7 miles, Harrogate 10 miles, Easingwold 11 miles, Thirsk 13 miles, York 18 miles (All mileages are approximate)



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