



36 LADYWELL ROAD

BOROUGHBRIDGE | YORK | NORTH YORKSHIRE | YO51 9HL

Description

Set within one of Boroughbridge's most desirable residential areas, 36 Ladywell Road is a charming and well-proportioned single-storey residence of traditional stone and brick construction.

This attractive bungalow offers a fantastic opportunity for buyers seeking a home with potential, situated on a generous and private plot within walking distance of the town centre.

The property is approached via a private tarmacadam driveway, offering ample off-road parking and leading to a detached garage, also housing a utility room and a separate WC, positioned to the rear, providing additional practicality and scope for a variety of uses.

Internally, the accommodation is notably light and spacious, with well-laid-out living areas that enjoy plenty of natural light. While the property is perfectly functional as it stands, it presents an excellent opportunity for modernisation, allowing future owners to update and personalise the interiors to their own tastes and requirements.

Occupying a peaceful and private position, the property enjoys a secluded feel while still being just a short stroll from Boroughbridge's excellent range of amenities, including shops, cafes, pubs, and healthcare facilities. With its generous plot, prime location, and great potential for enhancement, 36 Ladywell Road represents a rare and exciting opportunity to acquire a charming home in a well-connected and desirable market town.





This lovely property features a spacious and light open-plan sitting and dining room, offering a flexible living environment suited for modern family life. Expansive picture windows and full-height sliding glass doors bathe the space in natural light, connecting the interior to the terrace and garden beyond —ideal for alfresco dining.

At the heart of the sitting area, a period-style fireplace with an inset gas fire provides a focal point, adding a sense of warmth and charm. The adjoining dining area comfortably accommodates gatherings with guests or relaxed family meals, enhanced by garden views framed through generous windows.

This well-proportioned room, with its flexible layout, presents the perfect canvas for buyers to personalise the living space tailored to their individual tastes.



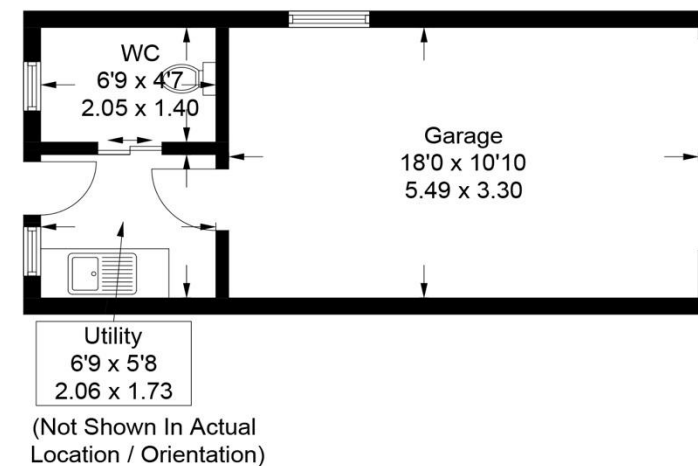
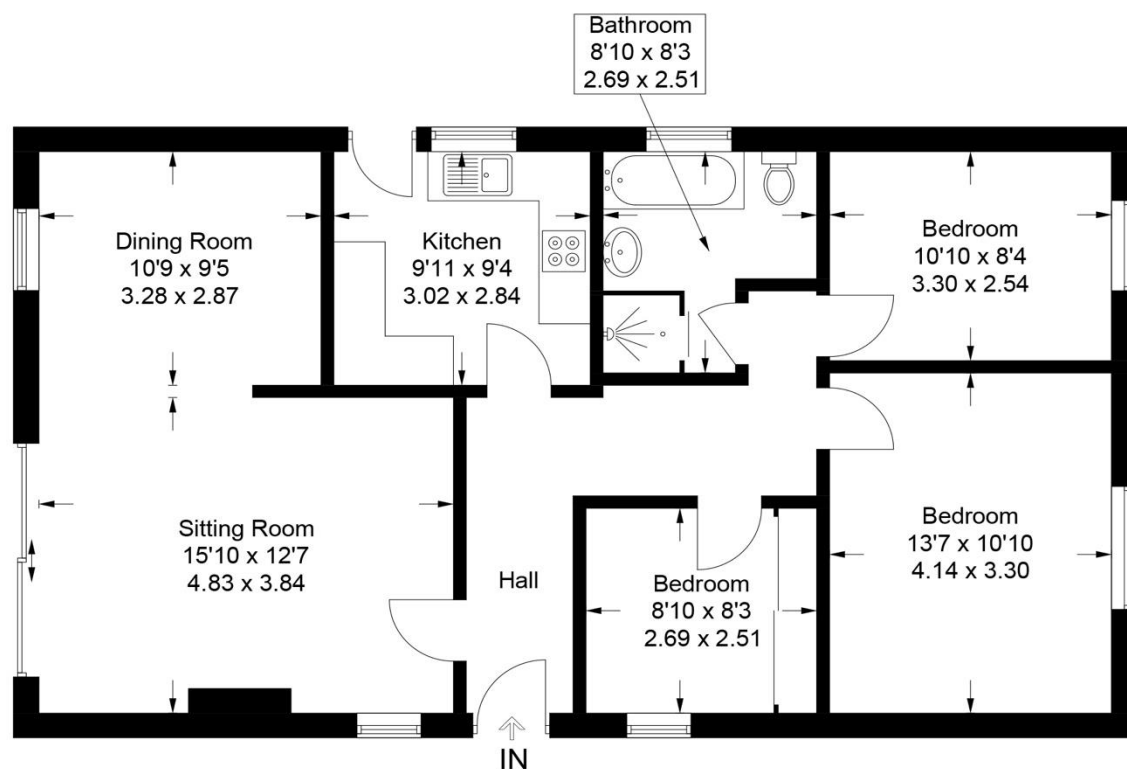
The kitchen is fitted with a range of traditional timber-fronted units, complemented by contrasting work surfaces, gas cooker and stainless-steel sink positioned beneath a large window that draws in excellent natural light. Decorative green mosaic wall tiling and coordinating ceramic floor tiles add a splash of colour and practicality to the space. Offering excellent potential, the kitchen could easily be reconfigured and extended into the adjacent dining area (subject to necessary consents), creating an impressive open-plan dining kitchen—ideal for contemporary living. The current layout provides a functional and welcoming space, ready to be updated and personalised to suit individual tastes and lifestyle needs.

36 Ladywell Road, Boroughbridge

Approximate Gross Internal Area = 86.6 sq m / 932 sq ft

Garage = 25.4 sq m / 273 sq ft

Total = 112 sq m / 1205 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. (ID1195139)



The property offers three bedrooms, each enjoying a peaceful outlook and generous levels of natural light.

The principal bedroom is a spacious double, benefiting from a wide picture window that frames charming views over the front garden and surrounding residential, offering ample space for free-standing furniture and the opportunity to add fitted storage if desired.

The second bedroom, also a good-sized double, is similarly bright and welcoming, featuring a large window to the front aspect. This room is ideal for use as a comfortable guest bedroom.

A third, smaller bedroom provides excellent versatility. Perfectly suited as a single bedroom, it would also make an ideal home office, dressing room, or hobbies space.

The bathroom is fitted with a white suite comprising a panelled bath with handheld shower attachment, low level w.c, a separate fully enclosed shower cubicle with a rain-style head, and a pedestal washbasin. Ceramic tiling and a large window enhance the feeling of light and space.

GARDENS

36 Ladywell Road, is complemented by generous outdoor spaces, offering a wealth of potential for enhancement and personalisation.

To the front, a gravelled garden area is attractively planted with low-maintenance heather and mature shrubs, adding a splash of year-round colour and kerb appeal.

A private tarmac driveway provides ample off-road parking and leads to a detached garage, which also benefits from an adjoining utility room and WC—ideal for practical day-to-day use or further development.

The south facing rear garden is a particularly appealing feature, offering a spacious and versatile area that enjoys a good degree of privacy. It currently comprises a combination of patio and hard landscaping, providing a blank canvas for the creation of a more conventional layout. Whether you're envisioning a relaxing outdoor living space, lush planting borders, or a productive kitchen garden, this space offers excellent scope to bring those ideas to life.

While the gardens are in need of some attention, the generous plot represents a fantastic opportunity for keen gardeners or those looking to create a bespoke outdoor haven in a peaceful and desirable setting.





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. Gas fired central 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 D: 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 8 miles, Harrogate 10.5 miles, Easingwold 11 miles, Thirsk 14 miles, York 18 miles (All mileages are approximate)

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Buchanan Mitchell
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

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