



12 THROSTLE CLOSE

BOROUGHBRIDGE | YORK | NORTH YORKSHIRE | YO51 9PN

Set in a generous corner plot, 12 Throstle Close enjoys a peaceful position in a quiet and established cul-de-sac. This striking four-bedroom detached residence was constructed in 2021 by the award-winning Berkeley DeVeer, known for their commitment to quality and design. The property showcases a high-end finish and a carefully considered layout that is perfectly suited to the demands of modern family life.

Just a short, level walk from the vibrant and historic centre of Boroughbridge, the home makes an immediate impression with its spacious proportions, elegant styling, and exceptional natural light throughout. At its core lies a superb open-plan living space, seamlessly connecting kitchen, dining, and family zones. With bi-folding doors opening directly onto the garden terrace, it's a space equally suited to entertaining or relaxed day-to-day living.

The principal bedroom suite provides a luxurious private retreat, complete with dressing area, and a sleek en-suite shower room. Three further well-proportioned bedrooms, a galleried landing, and a stylish family bathroom complete the upper floor.

Outside, the property benefits from a private driveway, detached garage, and additional off-street parking. To the rear, the fully enclosed walled garden has been thoughtfully laid out to include a generous stone-flagged terrace, level lawn, play area, and useful storage zones. With safe boundaries, and space to unwind, the garden is ideal for young families and those who enjoy outdoor living.



ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Study/Playroom
- Open plan living kitchen
- Utility room
- Cloakroom

FIRST FLOOR

- Light and spacious galleried landing
- Principal bedroom with dressing room and en-suite shower room
- Generous guest bedroom
- Two further double bedrooms
- House bathroom

EXTERIOR

- Private driveway
- Off-road parking
- Detached garage
- Fully enclosed walled gardens
- Dining and entertaining terrace

GROUND FLOOR

The internal accommodation is accessed via the bright and inviting reception hall, setting the tone for the rest of the home. Natural light pours in through the part-glazed front door, illuminating the clean, white walls and stylish herringbone flooring. The space feels open and welcoming, enhanced by high ceilings.

From this central hub, the ground floor accommodation flows seamlessly. Double doors opens directly into the stunning open-plan living, kitchen, and dining area - continuing the light and modern theme with soft neutral tones, and wood-effect flooring. The layout ensures an easy transition between spaces, ideal for both everyday living and entertaining guests.





The sitting room is a bright and comfortable space, ideal for everyday living. Finished in a soft green tone, it has a calm, welcoming feel that suits both relaxing and entertaining. The room is well-proportioned, with a layout that easily accommodates a range of furniture arrangements. Dual aspect windows bring in plenty of natural light and provide pleasant views over the quiet cul-de-sac. Neutral carpeting adds warmth underfoot, and the high ceiling enhances the overall sense of space. Whether you're watching TV, catching up with family, or enjoying some quiet time, this is a practical and inviting room designed for comfort and ease.



The open-plan living kitchen is a standout feature of the home - bright, spacious, and designed with modern family life in mind. This versatile space combines kitchen, dining, and living areas in one flowing layout, perfect for both daily routines and entertaining guests.

The kitchen itself is stylish and practical, featuring sleek dark painted cabinetry, light countertops, and a central island with breakfast bar seating. A full range of integrated appliances includes an electric oven, ceramic hob, dishwasher, and fridge freezer, offering a streamlined finish and everything needed for convenient, contemporary cooking.

Adjacent to the kitchen is a generous dining area, easily accommodating a family-sized table, while the relaxed living space beyond benefits from bi-fold doors that open directly onto the garden - ideal for indoor-outdoor living during warmer months. Large windows and a neutral colour palette ensure the space feels light and open throughout the day.

This layout is particularly well suited to young families, with the open plan arrangement allowing easy supervision across the kitchen, dining, and living areas. It makes everyday routines more manageable and keeps everyone connected in one shared space. The design is practical and flexible, suited to the needs of busy family life.

Tucked away just off the kitchen, the utility room provides valuable additional storage and worktop space, fitted with matching units, open shelving, a stainless-steel sink, and an integrated washer/dryer. With its own external door, it's a practical entry point for muddy boots, school bags, or laundry - keeping the main living area clear and clutter-free.





An additional reception room at the front of the property provides valuable flexibility to suit a range of needs. Currently set up as a children's playroom, the space benefits from excellent natural light thanks to dual-aspect windows and is finished in soft, neutral tones. It could just as easily be used as a home office, study, or hobbies room, offering a quiet and versatile area away from the main living spaces.

Completing the ground floor accommodation is a stylish cloakroom, fitted with a modern white suite and half-tiled walls. It's a practical addition for guests and busy family life alike.



FIRST FLOOR

The galleried first-floor landing is light, spacious, and well laid out, providing access to all four double bedrooms and the family bathroom. Finished in neutral tones with soft carpeting and white balustrades, the landing adds a sense of openness and flow to the upper level, with a built-in storage cupboard offering additional practicality.

The principal bedroom is generously sized and thoughtfully designed, featuring a window to the front and a calm, muted colour scheme. It comfortably accommodates a king-size bed with space for additional furnishings. Just off the main sleeping area is a dedicated dressing area, ideal for wardrobes or a dressing table, creating a private and functional space within the room.

Completing the suite is a contemporary en-suite shower room, fitted with a large walk-in shower and glass screen, pedestal wash basin, and low-flush WC. Finished with marble-effect tiling, the room also features sleek chrome fittings and a chrome heated towel rail, adding both style and comfort to this well-appointed space. A frosted window provides natural light while ensuring privacy.



The additional bedrooms are well-proportioned and beautifully presented, each offering comfortable, versatile accommodation.

The first guest bedroom features a soft, neutral décor and easily accommodates a double bed with additional room for freestanding furniture. A window to the front provides natural light, and the space is ideal for guests or older children, with a calm and restful feel.

A further bedroom is currently set up with a pull-out bed and desk, making it perfect for use as a home office, study, or a child's bedroom. Bright and airy, thanks to a wide window, this room offers flexibility to suit a range of household needs.



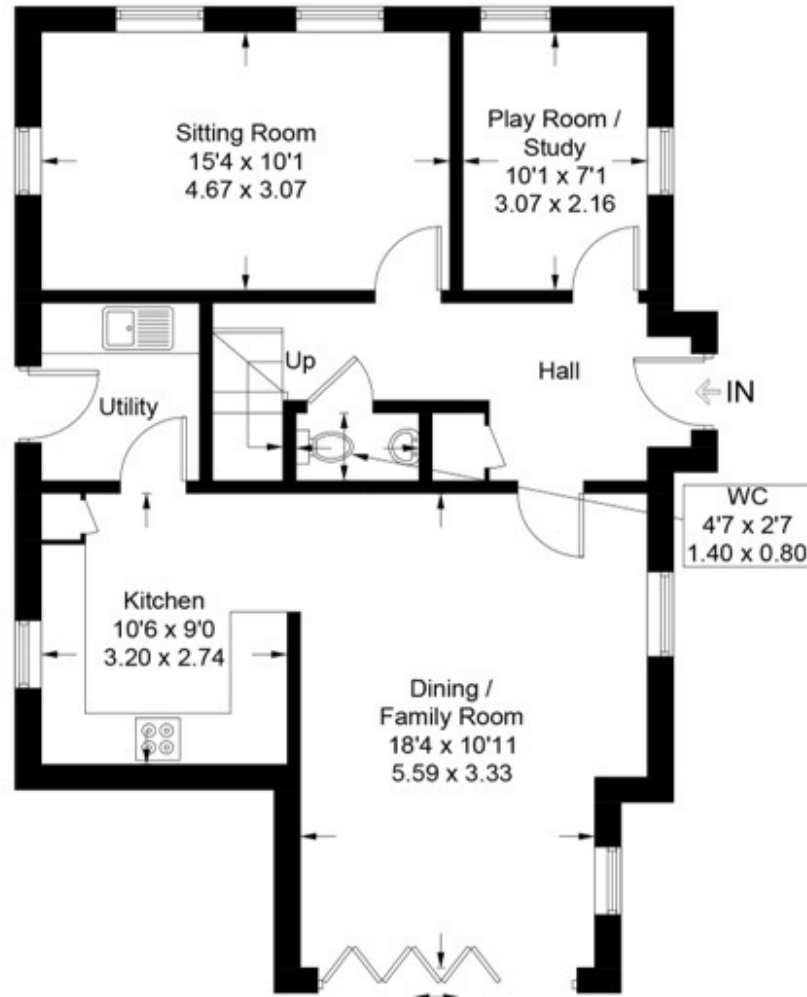
Another generously sized double bedroom is currently arranged as a child's bedroom and offers plenty of space for a full-sized bed and additional furniture. It's bright and welcoming, with a large window bringing in lots of natural light and a calming colour palette. The room is well proportioned and adaptable, making it ideal as a nursery, playroom, or guest room.

The house bathroom is sleek and modern, finished in neutral tones. It features a white three-piece suite with a panelled bath and over-bath shower fitting, pedestal basin, and WC. Chrome fittings throughout, including a chrome heated towel rail, add a polished, contemporary touch. Part-tiled walls and wood-effect flooring create a clean yet warm feel, while a window provides natural light.

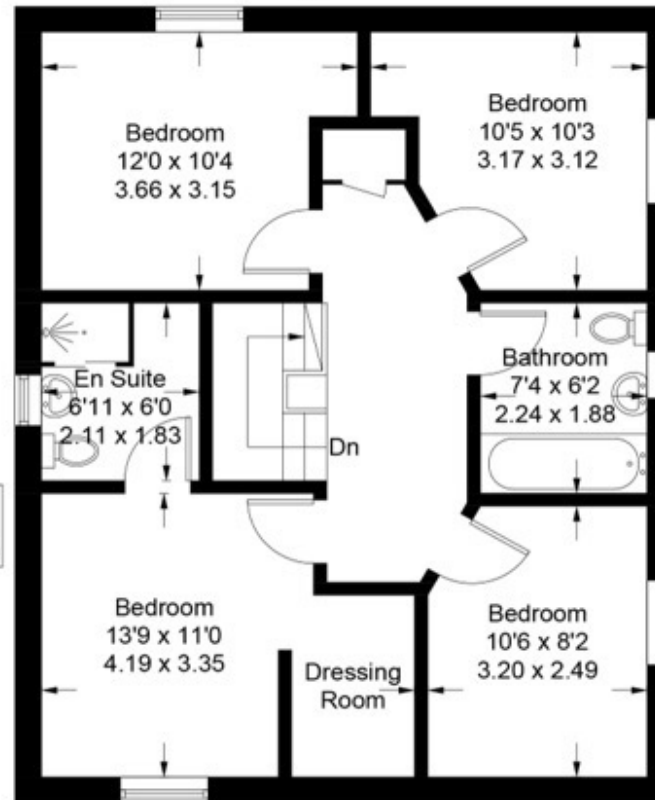


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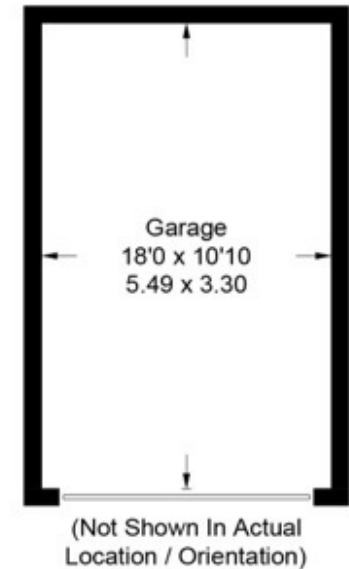
Approximate Gross Internal Area
Ground Floor = 745 sq ft / 69.2 sq m
First Floor = 653 sq ft / 60.7 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 1593 sq ft / 148.0 sq m



Ground Floor



First Floor



GARDENS AND GROUNDS_____

Occupying a generous corner plot in this established and beautifully maintained residential development, this modern detached property has real kerb appeal, with a traditional brick exterior, stone detailing and clay pantiled roof. A block-paved driveway provides private off-street parking and leads to a detached garage with up-and-over door, offering further secure parking or useful storage.

The rear garden is a standout feature of the property – Secure gated access and enclosed by brick boundary walls offers both privacy and security, making it ideal for families with young children or pets. The layout is practical and low maintenance, with a level lawn providing ample space for outdoor games, play equipment, or simply relaxing in the sun.

A generous paved patio area, conveniently accessed from the main living accommodation via bi-fold doors, creates a seamless indoor-outdoor flow and is perfectly suited for entertaining or al fresco dining. The garden also benefits from a neat perimeter path that allows easy movement around the house, with additional space set aside for practical storage.

In one corner, a dedicated children's play area with space for swings or a slide offers a safe and defined zone for younger family members to enjoy. Designed to combine functionality with comfort, this outdoor area enhances the overall appeal of the home and supports a lifestyle that values both relaxation and practicality.





LOCATION

Situated just a short, level stroll from the property, Boroughbridge offers the perfect blend of small-town charm and everyday convenience. With its historic market square, independent shops, welcoming cafés, and traditional pubs, the town exudes a warm and friendly atmosphere that instantly makes you feel at home.

Residents enjoy a thriving community spirit and a relaxed pace of life, all while having excellent amenities right on the doorstep. From a well-stocked supermarket and reputable local schools to a modern health centre and leisure facilities, everything you need for daily living is within easy reach.

For those who love the outdoors, the picturesque River Ure winds its way through the town, offering scenic walks, cycling routes, and peaceful green spaces.

Boroughbridge is also perfectly placed for exploring the beautiful Yorkshire countryside and nearby attractions such as the ancient Roman site of Aldborough and the stunning ruins of Fountains Abbey.

Boroughbridge is well-connected, with quick access to the A1(M), making it an ideal base for commuters to Harrogate, York, Leeds, or further afield. Living here offers the rare combination of modern comforts, superb transport links, and a genuine small-town community atmosphere.

EDUCATION

Families in Boroughbridge benefit from a strong selection of educational options at all levels. The town is served by Boroughbridge Primary School and Boroughbridge High School, both conveniently located and offering a supportive, community-driven environment.

Just outside the town, Roecliffe Church of England Primary School provides a nurturing village school experience with small class sizes and a strong emphasis on personal development. Rated 'Good' by Ofsted, it consistently performs above local and national averages.

For those exploring independent or selective options, the region is home to several highly regarded schools. Queen Ethelburga' and Cundall Manor School offer first-class private education, while Ripon Grammar School provides a top-performing state-funded grammar school experience.

With such a diverse and high-quality educational landscape, Boroughbridge is an ideal base for families seeking strong academic and pastoral support for children of all ages.

SPORTS AND RECREATION

Boroughbridge offers a variety of sports and recreation options for all ages. The Boroughbridge Leisure Centre features a multi-sports hall and outdoor pitches for football, rugby, hockey, netball, and more.

Nearby, the Crown Leisure Club at The Crown Hotel includes a gym, 12m indoor pool, sauna, steam room, and Jacuzzi, with memberships available. The town also has an active LTA-affiliated tennis club with three courts, coaching, and league play for both juniors and adults.

For community sports, Boroughbridge Sports Association supports local football and cricket clubs.

TRANSPORT LINKS

ROADS:

Boroughbridge benefits from excellent road and public transport links. It sits just off Junction 48 of the A1(M), providing fast access north to Newcastle and Scotland or south to Leeds and London. The A6055 runs through the town, offering local connectivity to Knaresborough and Ripon, while the B6265 links Boroughbridge to Ripon and onward to Harrogate and York. Key nearby destinations include York (35 mins), Harrogate (25 mins), and Leeds (45 mins) by car.

For public transport, the town is served by regular bus services, including the 21 (to Knaresborough), and the 82–84 (connecting to Ripon and York), with stops in the town centre.

TRAINS:

Boroughbridge is well-positioned for rail access via three nearby stations. The closest is Cattal, about 15 minutes away by car, offering regular services to York, Harrogate, and Leeds on Northern's Harrogate Line. Though unstaffed, it has basic facilities and provides a convenient option for regional travel.

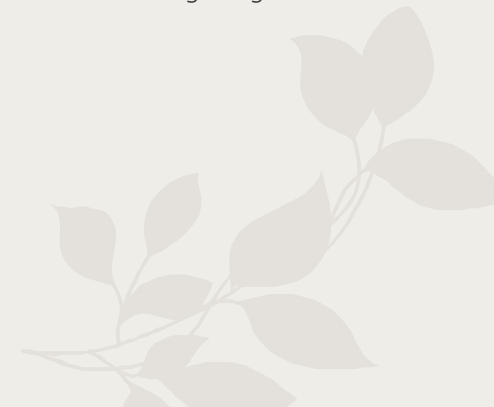
Thirsk Station, just 12 miles (around 15 minutes) from Boroughbridge, sits on the East Coast Main Line. It offers direct services to London King's Cross (around 2 hours 15 minutes) via Grand Central, as well as frequent connections to Middlesbrough and the northeast via TransPennine Express.

For broader national travel, York Station (about 19 miles away) is a major hub with fast, frequent trains to London, Newcastle, Edinburgh, and other major cities. With easy road access to all three stations, Boroughbridge is well connected for both local and long-distance rail journeys.

AIRPORTS:

Boroughbridge is conveniently located for access to several airports. The nearest is Leeds Bradford Airport, just 19 miles away, around a 40-minute drive. It's ideal for domestic and short-haul European flights.

For wider international travel, Manchester Airport is about 1 hour 25 minutes away by car, and Newcastle International Airport is around a 1 hour 30 minutes drive. Both offer a broad range of global destinations.





Buchanan Mitchell
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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. Oil 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 B: 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: A1(M) 1 mile, Ripon 6 miles, Easingwold 11 miles, Harrogate 11 miles, Thirsk 12 miles, York 18 miles (All mileages are approximate)

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