



28 Newby Court Boroughbridge  
York, YO51 9FU  
£400,000

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4 BEDROOMED DETACHED FAMILY HOME IN A CUL-DE-SAC SETTING WITH NO ONWARD CHAIN WHICH IS BEAUTIFULLY PRESENTED AND SIGNIFICANTLY ENHANCED AND MITICULOUSLY MAINTAINED OFFERING A COMBINATION OF STYLE, SPACE AND PRACTICALITY, THOUGHTFULLY DESIGNED LAYOUT EXTENDING OVER THREE FLOORS, THE PROPERTY REVEALS ELEGANT, CONTEMPORARY INTERIORS FINISHED TO AN EXCEPTIONAL STANDARD AND COMPLEMENTED BY ATTRACTIVELY LANDSCAPED, SOUTH-FACING GARDENS TO THE REAR AND PART CONVERTED GARAGE.

Mileages: Ripon 7.5 miles, Harrogate 10.5 miles, Easingwold 12 miles, York 18 miles (approx.)

Reception Hall, Cloakroom/WC, Sitting Room, Full width Kitchen/Diner

First Floor Landing, Guest Bedroom with Fitted Wardrobes and Luxury Ensuite Shower Room/WC, 2 Further Double Bedrooms, 4 Piece Family Bathroom

Principal Bedroom/Suite with Fitted Wardrobes and Luxury Ensuite Shower Room/WC,

Outside - Front Garden with Brickset Driveway, Off-Road Parking, Converted Garage to a Store and Studio/ Home Office, Rear South Facing Landscaped Gardens

With UPVC double glazing, gas fired central heating and the balance of the structural warranty.

Stepping beneath a timber canopy PORCH and through a composite front door, you are welcomed into a bright and spacious RECEPTION HALL, finished with a tiled floor and useful under the stairs cupboard providing useful storage.

To one side lies a CLOAKROOM/WC, with a wall-hung basin and low suite WC.

SITTING ROOM with a bay window overlooking the pleasant cul-de-sac. A bespoke media wall, with integrated 55" Samsung television and floating oak effect mantle, creates a focal point.

Flowing through to the rear of the home, the property opens into an open plan KITCHEN/ DINER the true heart of this family house. Spanning the full width of the property and comprehensively fitted with a range of cabinetry complimented by straight edged worktops and matching upstands, while integrated appliances include fridge/freezer, dishwasher and a washer/dryer. A 4 ring gas hob with chimney style extractor above and single oven below, while a stainless steel sink bowl sits beneath a window framing views of the rear garden.

To one side there is a DINING AREA with French doors opening directly onto the south facing terrace and pleasant lawned gardens beyond. A shelved larder cupboard provides good storage, and also provides space for further white goods.

Stairs rise to the FIRST FLOOR LANDING with an airing cupboard which houses the hot water cylinder. Doors lead to;

To the front, there is a GUEST SUITE which is beautifully appointed with fitted wardrobes and its own ensuite shower room, offering visiting family and friends independence.

To the rear, there are TWO FURTHER DOUBLE BEDROOMS which enjoy views over the landscaped gardens.





**FAMILY 4 PIECE BATHROOM** with a panelled bath, a separate walk-in shower with thermostatic controls, pedestal wash basin and low suite WC.

At the top of the house, the entire second floor is dedicated to the **PRINCIPAL SUITE**. An alcove window overlooks the cul-de-sac while to the rear a Velux roof light flanked by floor-to-ceiling Hammonds wardrobes provide ample storage, while a dedicated dressing area enhances this generous bedroom.

**ENSUITE SHOWER ROOM** is finished in a contemporary style, with tiled flooring, pedestal basin, low suite WC and a walk-in thermostatic shower set beneath a roof light.

**OUTSIDE**, the property is approached via a smart block paved driveway offering ample parking and in turn leads to a useful store 10'6 x 5'5 (the converted garage). The front garden is neatly kept, with decorative planting and mainly lawned gardens.

To the rear, the south facing garden is mainly laid to lawn but has been thoughtfully landscaped. The lawns are framed by mature borders, gravelled beds and raised sleepers, with seasonal planting adding colour throughout the year and tiered to add character and compliment the outlook.

To one side there is a pleasant patio primed for alfresco dining or sun worshippers.

Discreetly positioned to the rear of the former garage, a **GARDEN STUDIO/OFFICE** (13'6 x 9'5) offering exceptional versatility perfect for home working, creative pursuits, gym, office or home bar.

**LOCATION** - Boroughbridge lies approximately 12 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

**POSTCODE** – YO51 9FU  
**COUNCIL TAX BAND** – E

**TENURE** – Freehold

**SERVICES** - Mains water, electricity and drainage, with gas fired central heating

**DIRECTIONS** - From the centre of Boroughbridge, proceed down the High Street joining Fishergate, at the T junction turn right following the road over the bridge and straight over the roundabout taking the first turning on the right on to Hockley Crescent, take the second turning on the right on to Newby Court, and then right whereupon No 28 is positioned straight ahead..

**VIEWING** - Strictly by prior appointment through the agents, Churchills Tel: 01423 326889, Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com).



# FLOOR PLAN

Ground Floor  
711 sq.ft. (66.1 sq.m.) approx.

1st Floor  
511 sq.ft. (47.5 sq.m.) approx.

2nd Floor  
259 sq.ft. (24.0 sq.m.) approx.

**Ground Floor:** Kitchen/Dining Room (19'10" x 9'5" / 6.04m x 2.87m), Sitting Room (17'4" x 12'2" / 5.28m x 3.71m), Stairs (UP), Bathroom.

**1st Floor:** Bedroom 4 (11'7" x 8'8" / 3.53m x 2.65m), Bedroom 3 (12'0" x 10'9" / 3.66m x 3.27m), Bedroom 2 (14'11" x 9'8" / 4.55m x 2.95m), Bathroom (7'5" x 4'0" / 2.26m x 1.22m), Stairs (DOWN).

**2nd Floor:** Bedroom 1 (14'3" x 12'9" / 4.50m x 3.89m), Studio/Home Office (13'6" x 9'5" / 4.12m x 2.87m), Store (10'6" x 5'5" / 3.20m x 1.65m), Stairs (DOWN).

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**TOTAL FLOOR AREA: 1481 sq.ft. (137.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**BEST IN POSTCODE WINNER 2025**

**ESTAS**  
★★★★★

**CUSTOMER SERVICE AWARDS**  
★★★★★  
**ESTAS**  
BEST IN POSTCODE YO61  
CHURCHILLS EAST ANGLS

# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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