



32 LADYWELL ROAD
Boroughbridge, York



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Boroughbridge, York, YO51 9HL

An immaculate three bedroom detached bungalow with superb extension to the rear and south facing garden in a sought-after residential area close to Boroughbridge town centre.

ACCOMMODATION

Superb detached bungalow
Skilfully extended to the rear
Recently installed Harrogate Interiors kitchen
Three bedrooms
Two Shower rooms
South facing rear gardens
Immaculate throughout
Within walking distance of Boroughbridge town centre



GSC GRAYS

PROPERTY • ESTATES • LAND

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32 Ladywell Road

32 Ladywell Road is a super property which was extended by previous owners to create a light and bright home which has been further enhanced by the current vendors. Beautifully maintained throughout, the property has a stunning bespoke kitchen from Harrogate Interiors with Fisher Paykel appliances, marble worktops and quooker hot water tap. The south facing extension has bifold doors leading out to the rear decking and the superb garden beyond. The property is beautifully presented throughout and comprises:

Entrance Hall, with cloaks cupboard, sitting room with feature fireplace opening to superb multifunctional living space. This is a superb room with pitched ceiling, roof lights and bifold doors leading to the south facing gardens and decking, there is a hobby room that leads to the utility room. Off the inner hall is the main shower room, three bedrooms and a further shower room.





Outside

The property is positioned on an elevated plot which gives a high degree of privacy. To the front is a good sized garden mainly laid to lawn. There is a tarmac driveway offering parking for a number of vehicles and this leads to the garage with electric garage door which can house a small car. The rear garden is south facing, and the current owner has created a fabulous haven with combination of decking, raised beds, new fencing, pergola and path down the side.

Situation and Amenities

The property is located on this extremely popular road adjoining and overlooking the playing fields of Boroughbridge High School and being within easy walking distance of the town centre. It therefore benefits from the wide and varied amenities on offer from independent boutiques and eateries, to the usual high street stores. Morrisons supermarket is a short distance away and the property is well placed for access onto the A1(M) where the business centres of West Yorkshire, Tyneside and Teeside are commutable. The nearest stations are at Thirsk, Knareborough and Cattal



Services and other Information

All mains services are connected to the property.

Local Authority and Council Tax Band

North Yorkshire County Council Band E

EPC

Band C

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

What 3 Words

///utensil.noted.park

Viewings

Strictly by appointment with GSC Grays 01423 590500

Particulars and Photography

Particulars written - March 2026

Photographs taken - March 2026

Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1355 SQ.FT. (125.9 SQ.M.)
 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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

