



29 ST JAMES MEADOW

BOROUGHBRIDGE | YORK | NORTH YORKSHIRE | YO51 9NW

29 St James Meadow is an immaculately presented semi-detached family home, ideally positioned on a quiet residential development within easy walking distance of the centre of Boroughbridge. Constructed in the early 1990s, the property offers well-maintained accommodation and attractive gardens.

The house provides bright, well-proportioned living space and has clearly been carefully looked after, making it ready for immediate occupation.

To the front, a neatly maintained lawned garden enhances the property's kerb appeal, while a private driveway and garden store provide convenient off-street parking and useful external storage.

To the rear, the home enjoys a landscaped enclosed garden, featuring paved seating areas, planted borders and mature trees, creating a peaceful outdoor space ideal for relaxing, gardening or entertaining.

The property is offered for sale with no onward chain.

ACCOMMODATION

GROUND FLOOR

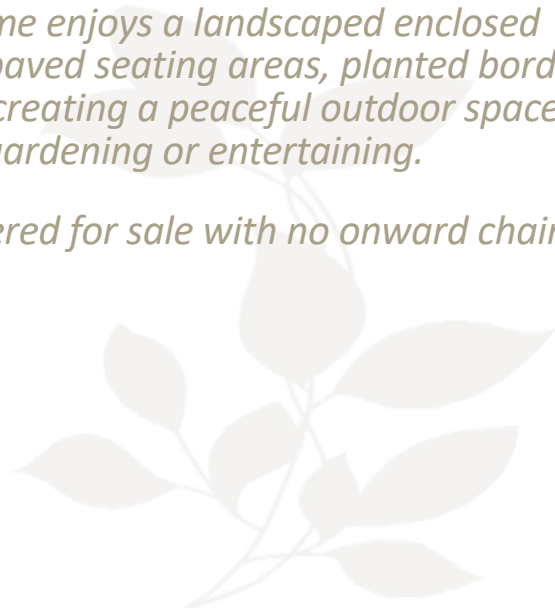
- Entrance hall
- Sitting room
- Dining kitchen
- Garden room

FIRST FLOOR

- Landing
- Principal bedroom
- Guest bedroom
- Bedroom three/study
- House bathroom

EXTERIOR

- Private driveway
- Off-road parking
- Garden store
- Front garden
- Rear garden
- Dining and entertaining terraces



The property opens into a bright and welcoming entrance hall, featuring solid oak flooring and front door with decorative glazed panel that allows natural light to filter into the space. A side window further enhances the light, creating a pleasant and airy first impression.

The hall provides access to the principal ground floor accommodation and features a carpeted staircase rising to the first floor. The neutral décor and well-maintained finishes continue the property's immaculately presented feel from the moment you enter.





The sitting room is a bright and inviting reception space, featuring a large front-facing window that fills the room with natural light and offers pleasant views over the front garden. The room is beautifully presented in neutral tones with mellow oak flooring, creating a warm and contemporary feel.

A feature fireplace with wooden surround and electric inset fire provides a focal point to the room, offering a cosy atmosphere. The space comfortably accommodates a range of seating and living room furniture, making it ideal for both relaxing and entertaining.

An arched opening leads through to the dining area and kitchen beyond, creating a natural flow between the living spaces while still maintaining a sense of separation. This is a well-proportioned and welcoming reception room, perfectly suited to modern family living.



The dining kitchen is a bright and stylish space, fitted with a range of modern white wall and base units complemented by wood-effect work surfaces and an attractive tiled splashback. The kitchen incorporates an integrated oven with electric hob and extractor hood, along with a stainless-steel sink positioned beneath a window overlooking the garden.

The room provides ample storage and preparation space, together with a large built-in cupboard unit offering additional storage. The continuation of the wood flooring from the sitting room creates a cohesive feel and enhances the sense of space.

The dining area comfortably accommodates a family dining table and is enhanced by a feature wallpapered wall, creating an attractive focal point for everyday meals and entertaining. Glazed doors lead through to the conservatory beyond, allowing natural light to flow through the room and providing easy access to the garden. A side door from the kitchen opens directly onto the driveway, offering convenient external access.







Accessed from the dining kitchen, the garden room is a light-filled and versatile space enjoying attractive views over the rear garden. The room features UPVC double glazing with decorative leaded panels and a pitched roof, allowing natural light to flood in and creating a pleasant outlook throughout the year.

The room comfortably accommodates seating, making it an ideal spot for relaxing, reading or enjoying the garden views. Double doors open directly onto the patio and garden, providing easy access to the outdoor space .

This charming additional reception space offers a seamless connection between the house and garden, enhancing the overall sense of space and light within the home.

29 St James Meadow, Boroughbridge

Approximate Gross Internal Area
Ground Floor = 428 sq ft / 39.8 sq m
First Floor = 338 sq ft / 31.4 sq m
Garden Store = 60 sq ft / 5.6 sq m
Total = 826 sq ft / 76.8 sq m

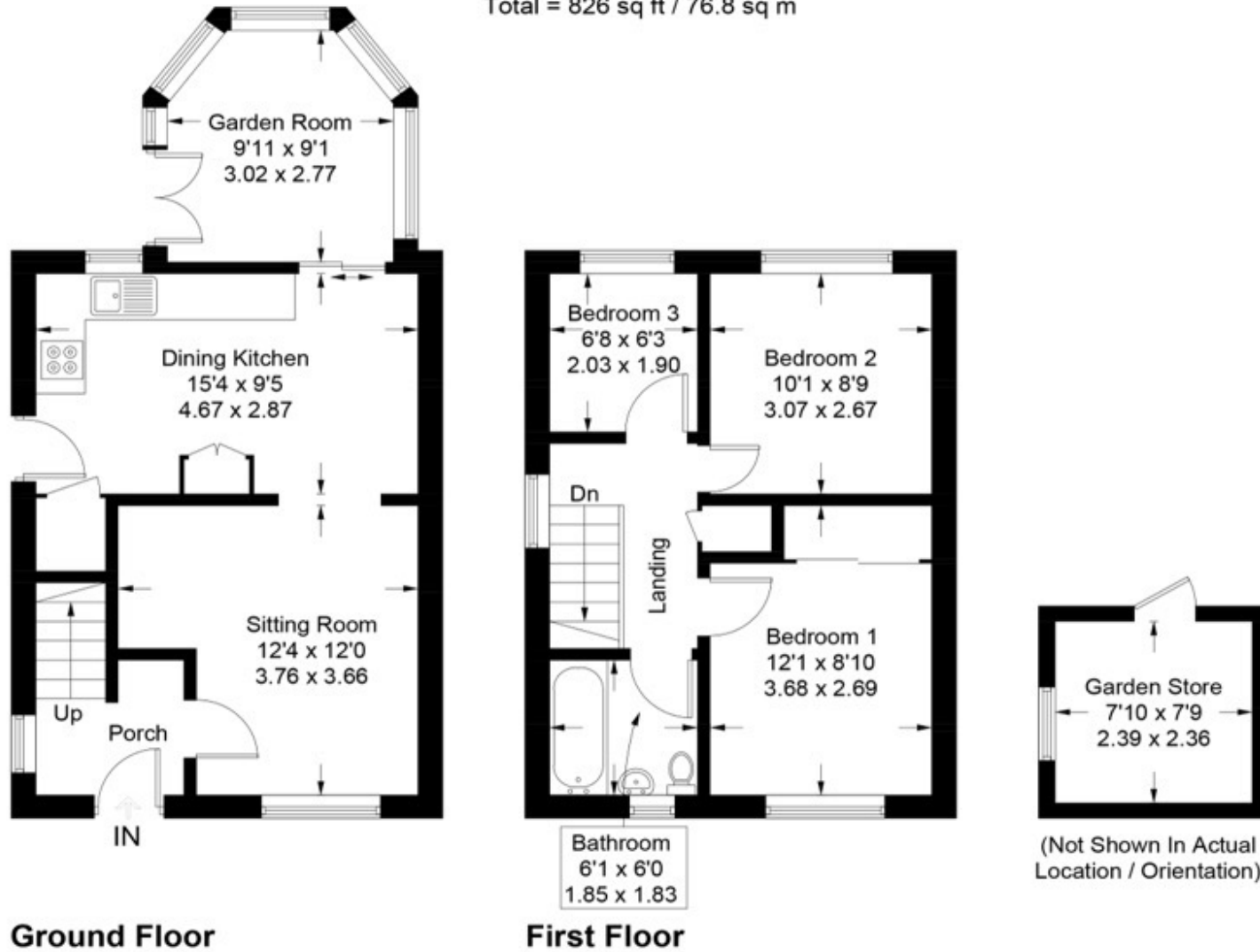


Illustration for identification purposes only, measurements are approximate, not to scale.

FIRST FLOOR

The first-floor landing is bright and well presented, featuring neutral décor and fitted carpet which continues the light and airy feel found throughout the property. A window to the rear elevation allows natural light to fill the space.

The landing provides access to the three bedrooms and the house bathroom and also benefits from a loft hatch giving access to the partially boarded roof space and a useful airing cupboard for additional storage. A painted balustrade overlooking the staircase adds to the open feel of the area, creating a pleasant transition between the ground and first floors.





The principal bedroom is a bright and comfortable double room, tastefully decorated in neutral tones with fitted carpet. A large window to the front elevation allows plenty of natural light into the room and provides a pleasant outlook over the surrounding area.

The bedroom benefits from fitted wardrobes with mirrored sliding doors, offering generous storage while enhancing the sense of space and light within the room.

There is ample space for a double bed and bedside furniture, making this a well-proportioned and relaxing main bedroom.



The guest bedroom is a well-presented and versatile room enjoying natural light from a window overlooking the rear of the property, creating a bright and pleasant space.

Decorated in soft neutral tones with fitted carpet, the room offers space for bedroom furniture and would work equally well as a guest room or child's bedroom, depending on the needs of the new owner.



Bedroom three is a useful and adaptable room located at the rear of the property, enjoying natural light from a window overlooking the garden. Currently arranged as a home office, it provides a comfortable and practical workspace with room for a desk and shelving.

Finished in neutral décor with fitted carpet, the room is well suited to a variety of uses and could equally serve as a study, hobby room or nursery.



The house bathroom is fitted with a modern white suite comprising a panelled bath with shower over and glazed screen, a pedestal wash hand basin and a low-level WC. The walls are finished with contemporary tiling, creating a clean and stylish appearance.

A window to the front elevation provides natural light and ventilation, while the well-planned layout makes this a bright and practical family bathroom.



GARDENS

29 St James Meadow is situated in a well-regarded residential area known for its friendly community and peaceful surroundings, the property enjoys a highly convenient setting. The location offers an easy and relaxed lifestyle, with the town centre just a short walk away, providing access to a range of shops, schools and everyday amenities close at hand.

The property is approached via a private driveway providing off-street parking, which runs alongside the house and leads to a useful garden store. A pathway continues to the covered front entrance, creating an attractive and welcoming approach.

To the front of the property there is a neatly maintained lawned garden, bordered by natural hedging and planted beds that enhance the home's kerb appeal while providing a pleasant outlook from the sitting room.

The principal garden lies to the rear of the property and is a particularly attractive and thoughtfully arranged outdoor space. The garden is mainly paved, creating a generous patio area ideal for outdoor dining and entertaining, while surrounding planted borders and raised beds add colour and interest throughout the seasons.

Mature trees and established planting provide a sense of privacy and character, and several seating areas offer pleasant places to relax and enjoy the garden from different vantage points. The garden is fully enclosed, creating a peaceful and private outdoor setting that complements the accommodation within the house.



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, Roelcliffe 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.

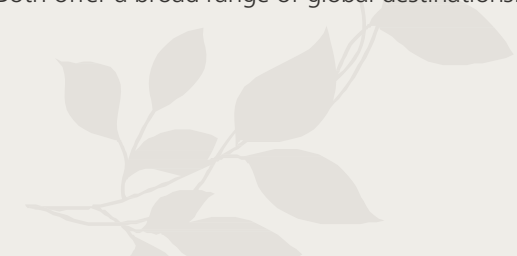
Thirsk Station, just 12 miles (around 15 minutes) from Boroughbridge, sits on the East Coast Main Line. It offers direct services to London King's Cross (around 2 hours 15 minutes) via Grand Central, as well as frequent connections to Middlesbrough and the northeast via TransPennine Express.

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.





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

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