



28 Greenholme Close  
Langthorpe, Boroughbridge, York, YO51 9GA  
Offers in excess of £220,000





IN NEED OF A REFURBISHMENT SITUATED IN A POPULAR VILLAGE LOCATION AT THE HEAD OF A CUL-DE-SAC LOCATED A MILE FROM  
BOROUGHBRIDGE TOWN  
A SEMI- DETACHED FAMILY HOUSE WITH OFF STREET PARKING AND GARAGE  
SITTING ROOM, EXTENDED KITCHEN SEPARATE DINING ROOM  
THREE BEDROOMS AND HOUSE BATHROOM  
REAR GARDEN WITH PATIO



**Description**

A SURPRISINGLY SPACIOUS 3-BEDROOM SEMI-DETACHED FAMILY HOME WITH EXTENDED KITCHEN SET WITHIN AN ENCLOSED LOW-MAINTENANCE REAR GARDEN IN A SMALL CUL-DE-SAC ON A POPULAR DEVELOPMENT HIGHLY ACCESSIBLE TO THE A1M FOR TRAVEL FURTHER AFIELD.

Mileages: Ripon - 7.5 miles, Harrogate - 10.5 miles, Easingwold - 12 miles, York - 18 miles (Distances Approximate).

Reception Lobby, Sitting Room, Kitchen Dining Room.

First Floor Landing, 3 Double Bedrooms, and Family Bathroom.

Driveway and Rear Garden.

An internal viewing is highly recommended to fully appreciate this spacious, well-proportioned 3-bedroom semi-detached family home, offering scope for further improvements.

Approach through a UPVC entrance door to a RECEPTION LOBBY with stairs rising to the first floor.

A door leads into the SITTING ROOM, with a window to the front . Separate FAMILY/DINING ROOM.

Extended KITCHEN, which has a range of cupboard and drawer wall and floor fittings.

There are THREE DOUBLE BEDROOMS and a FAMILY BATHROOM with fitted suite comprising bath, pedestal wash basin, and low suite WC.

OUTSIDE is a low-maintenance front and a tarmac driveway providing off-road parking for a number of vehicles along with a single garage At the rear is an enclosed south/east-facing garden, paved for ease of maintenance.

LOCATION: Boroughbridge lies approximately 18 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. Its proximity to the major mainline rail connections at York and Thirsk makes travel to and from the town easy and simple.

POSTCODE - YO51 9GA

COUNCIL TAX BAND - C

TENURE - Freehold. SERVICES - Mains water, electricity, and drainage.

DIRECTIONS: From the Boroughbridge office, proceed onto Fishergate, turn right onto Bridge Street, following the road over the bridge and straight on over the roundabout with the Grantham Arms on your right-hand side. Take your third turning on the left onto Skelton Road and proceed for a short distance, turning right onto Greenholme Close.e number 28 can be found at the bottom of the cul de sac











