



139 DRUIDS MEADOW

BOROUGHBRIDGE | YORK | NORTH YORKSHIRE | YO51 9NP

Set within a quiet and established residential development, 139 Druids Meadow is a delightful two-bedroom bungalow set on a generous corner plot. Well maintained throughout, this delightful home offers a fantastic opportunity for those seeking comfortable and convenient single-storey living.

Inside, the accommodation is bright and airy, benefiting from years of careful upkeep. While the interiors remain in very good condition, there is scope for cosmetic modernisation to suit contemporary tastes and unlock the property's full potential.

Outside, the spacious corner plot boasts a beautifully maintained front garden with gravel and established shrub borders. The rear garden offers a mix of paved patio, lawn, mature planting, and a timber shed - ideal for both relaxation and gardening enthusiasts. A detached single garage, positioned at the end of a private driveway, provides secure off-road parking and additional storage.

Situated in a peaceful and friendly neighbourhood, yet only a short distance from local shops, bus routes, and other everyday amenities, this property is perfectly suited to retirees, downsizers, or anyone looking to enjoy the ease and comfort of ground-level living.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Kitchen
- Principal bedroom with en-suite shower room
- Guest bedroom
- Bathroom

EXTERIOR

- Private driveway
- Off-road parking
- Detached garage
- Front garden
- Rear garden
- Dining terraces

The internal accommodation is entered via the bright, spacious, and welcoming reception hall, setting the tone for the rest of the home. Neutrally decorated and carpeted, it features clean lines and a sense of openness, with multiple doors leading off to the principal rooms.

A large arched opening leads into the dining room, creating a pleasant flow between spaces while still retaining defined areas. There is ample space for hall furniture, such as a console or chest of drawers, and the front entrance door, with its decorative leaded glass panel and matching side window, allows in plenty of natural light. Practical touches include ceiling light fittings, a radiator cover, and access to the loft via a hatch, adding to the functionality of the space.





The sitting room is a well proportioned and comfortable living space, located to the front of the property. A large bay window with leaded glass panes overlooks the front garden and allows natural light to pour in, enhancing the room's bright and airy feel. A distinctive stone fireplace with display alcoves and an inset gas fire provides a warm focal point, perfect for cosy evenings. The soft neutral décor and generous floor space make this an ideal room for both relaxing and entertaining.

Accessed directly off the reception hall, the dining room is a bright and versatile space, ideal for entertaining or everyday meals. Dual aspect windows overlook the side and front gardens, creating a pleasant outlook and bathing the room in daylight. A wide archway connects the dining room to the hallway, maintaining an open and sociable flow while still defining the space. A small serving hatch links the dining room to the kitchen for added convenience.





The kitchen offers a practical and efficient layout. Featuring an L-shaped design, it provides generous worktop space and a range of fitted light wood-effect cabinets offering ample storage. The black marble-effect countertops contrast with the neutral tiled splashbacks, creating a clean and contemporary feel. Warm-toned flooring with a decorative inlay adds a touch of character.

The kitchen comes fully equipped with essential appliances, including a built-in gas hob with extractor hood, a double oven, a built-under washing machine, and a freestanding fridge-freezer. A large window above the stainless-steel sink brings in plenty of natural light, making the space bright and welcoming throughout the day. A side door offers convenient access to the outside.

To one side, a useful breakfast bar with seating provides an informal dining area or a space for casual meals. The serving hatch connecting to the adjacent dining room adds ease of access.

While the kitchen is well-maintained and fully functional, it also presents an opportunity for updating or personalising to suit modern tastes and preferences, offering excellent potential for future value.

The principal bedroom is a generously sized and light-filled room, offering a calm and comfortable retreat. It benefits from a large window that provides pleasant garden views and allows for plenty of natural light. The walls are finished in a soft, neutral tone, complemented by fitted carpet, giving the room a warm and welcoming feel. Along one wall, a full run of built-in wardrobes provides excellent storage without compromising on floor space, and there is ample room for additional bedroom furniture.

An en-suite shower room adjoins the bedroom, fully tiled in a neutral marble-effect finish for a clean and classic look. It includes a shower with sliding glass doors, a white vanity unit with an inset basin, low level WC, a mirrored wall cabinet, and a chrome heated towel rail.



The second bedroom is a bright and comfortable double room, featuring a large window that allows for excellent natural light and offers views over the rear garden. The neutral décor and soft carpeting provide a calming atmosphere, while the space easily accommodates freestanding furniture. With its generous proportions, this room would be ideal as a guest bedroom or home office.

The house bathroom features a traditional avocado suite, comprising a panelled bath with overhead shower and glass screen, a pedestal wash basin, bidet, and WC. The walls are fully tiled, and the room also includes a mirrored cabinet for storage. A frosted window provides natural light while ensuring privacy and ventilation.

While perfectly functional and well maintained, the bathroom presents an opportunity for updating to suit modern tastes.



139 Druids Meadow, Boroughbridge, YO51 9NP

Approximate Gross Internal Area = 932 sq ft / 86.6 sq m

Garage = 176 sq ft / 16.4 sq m

Total = 1108 sq ft / 103.0 sq m

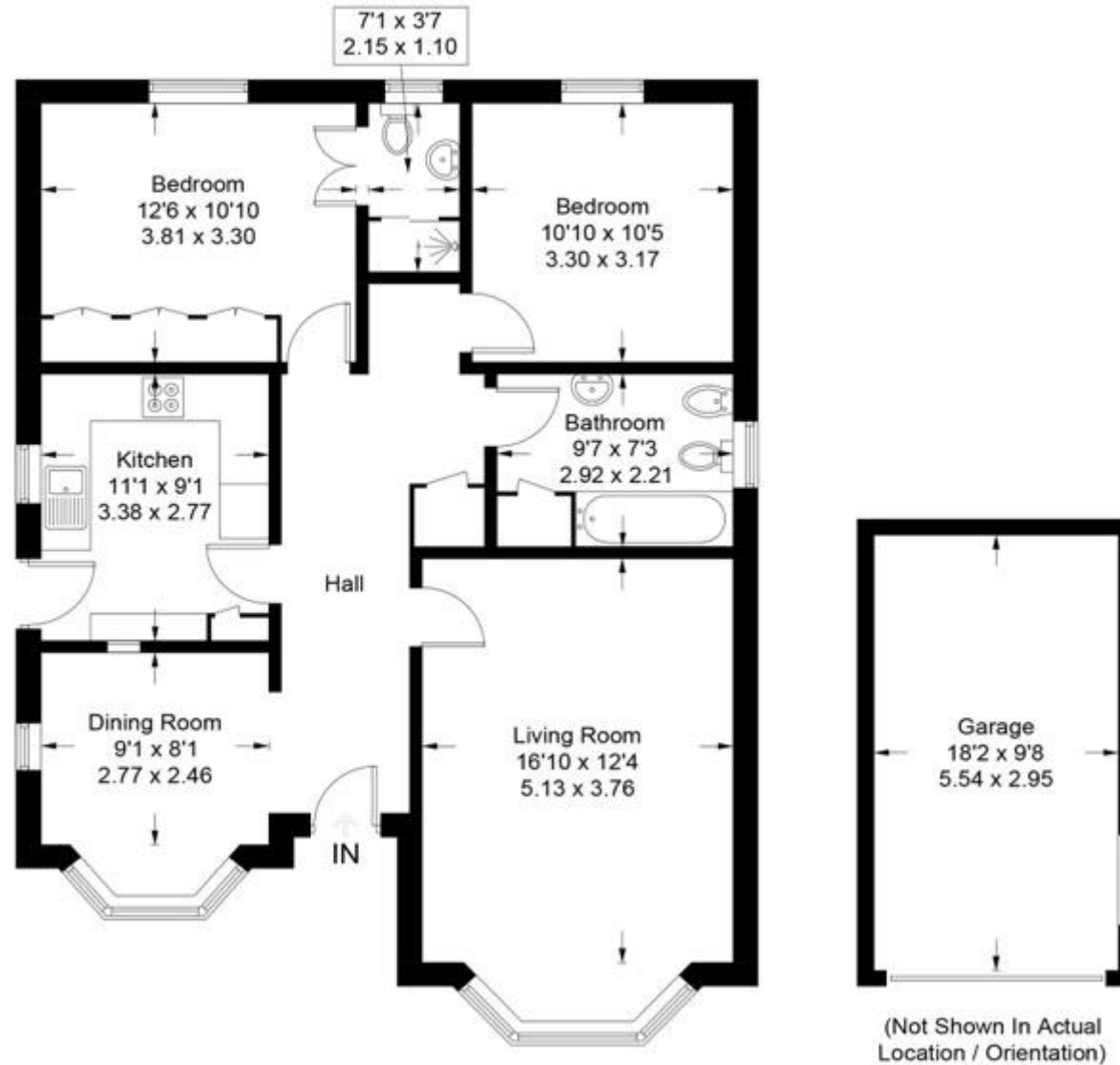


Illustration for identification purposes only, measurements are approximate, not to scale.

GARDENS AND GROUNDS

Set within a peaceful and attractive development, this popular residential development is just a short and easy walk from the town centre, with schools, shops and other amenities conveniently close by.

The property is set within an attractive and generously sized corner plot, which has been well maintained and laid out to provide a blend of practicality, privacy, and kerb appeal.

To the front, a well-kept lawn is bordered by a low brick wall and complemented by established shrub borders adding seasonal colour. A block-paved path leads up to the front door beneath a sheltered arched brick porch, creating a welcoming first impression. To the side, a large gravelled area is home to a selection of neatly shaped evergreen shrubs and ornamental trees, offering privacy from the road which could also providing the potential for additional parking, if desired.

The rear garden is spacious, enclosed, and ideal for relaxing or entertaining. It features a central lawn bordered by planted beds, low-maintenance gravel areas, and a variety of paved seating terraces that offer several options for outdoor dining. There is also a timber garden shed providing space for storage and trellising for climbing plants.

A tarmac driveway runs along the side of the house, providing ample off-street parking and leading to a detached brick-built garage with a pitched roof and electric up-and-over door. This additional outbuilding offers secure parking, workshop space, or further storage options.



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

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