

Langthorpe Meadows, Boroughbridge YO51

QDN1  
£550,000

Stephensons

land & new homes



**NORTHVALE**  
DEVELOPMENT

\*\*\*\* EXECUTIVE SYLE DETACHED HOUSE \*\*\*\*

A spacious 3 / 4 bedroom detached house set on a corner plot in the exclusive Langthorpe Meadows development, ideal for families and with a finish to the highest specification.

The development is situated in Langthorpe, less than a mile from the High Street of Boroughbridge, and as such is ideally positioned for local primary & secondary schools, and the A1 motorway with Harrogate, York and Leeds within an easy commute.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

## Foreword

Plot 7 on the exclusive Langthorpe Meadows Development occupies an enviable corner position, tucked away for privacy and with a South West facing rear garden. The property represents an ideal family opportunity and features 4 generous bedrooms including a master suite, in addition to a luxury breakfast kitchen, spacious lounge and integral garage.

## Langthorpe Meadows

Northvale Developments are a private residential development company based in Yorkshire, creating bespoke new homes with Langthorpe Meadows being no different. Their 55 years of expertise gives every purchaser the benefit of historic local connections and knowledge, while providing unparalleled expertise in creating idyllic new homes.

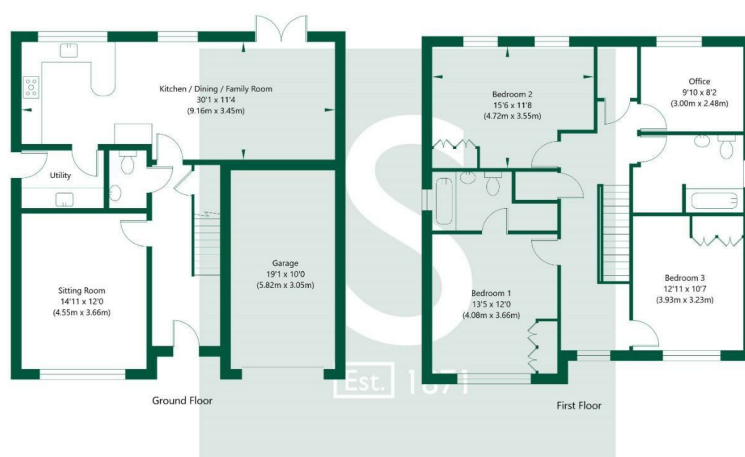
Each plot is being finished to the highest specification featuring Air Source Heat Pumps with underfloor heating, high quality kitchen and bathrooms, and with a selection of 2, 3, 4 and 5 bedroom units to cater for all discerning purchasers.

The focus of this, and every Northvale Development is location, heritage and community with houses built to be sympathetic to local character, making best use of space and layout. With a wealth of previous experience, Northvale Developments have placed huge emphasis on both the quality and design of these new homes.

Each house comes with a ten year New Home Warranty and completion is anticipated for the summer. There are 9 plots with a range of price points to cater for differing budgets. A site and individual property inspection is strongly recommended.

Please contact our Stephenson's Boroughbridge Office to arrange your individual appointment to view.

Plot 7 Langthorpe Meadows



### Partners:

J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby FNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
E G Newby MRICS  
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York: 01904 625533  
Boroughbridge: 01423 324324  
Easingwold: 01347 821145  
Selby: 01757 706707  
Haxby: 01904 809900

### Associate Partners:

N Lawrence  
I Jarvis MNAEA

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1585 SQ FT / 147.25 SQ M - (Excluding Garage)  
Copied from architect plans and accuracy cannot be guaranteed  
All measurements and fixtures including doors and windows are approximate and should be independently verified.

