SUNNYSIDE FRONT STREET

Aldborough, Boroughbridge

GSC GRAYS

PROPERTY • ESTATES • LAND

SUNNYSIDE FRONT STREET

Aldborough, Boroughbridge, YO51 9ES

A fine looking period property overlooking the green and maypole in the sought after village of Aldborough offering 3 bedroom accommodation which has been well cared for but would benefit from updating works to realise its full potential.

ACCOMMODATION

Period Village home overlooking the village green and maypole
In need of updating throughout
Three bedrooms
Two reception rooms
Enclosed courtyard to rear
Perfect for those wanting to put their own stamp on a home

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15-17 High Street, Boroughbridge, York, YO51 9AW
01423 590500
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GSCGRAYS.CO.UK

Situation and Amenities

Sunnyside is located in a prominent position at the centre of the sought-after village of Aldborough; an historic village with Roman origins, it has a large village green at its centre where there is a maypole and stocks!
At the top end of the village is the Aldborough Roman Site museum, run by English Heritage and further down is a beautiful grade I listed church, a well appointed village hall and popular public house. The recently refurbished local tennis club is a 5 minute stroll away, towards Boroughbridge. Aldborough has a vibrant community and there are many annual events including an Arts Festival.

There are bus services to all the major towns and cities in the wider area. Boroughbridge is a short walk or 5 minutes drive away and hosts both a primary and and a secondary school, the Boroughbridge Academy of Music, a leisure centre, many independent shops, delis, the award winning Appletons butchery, farm shops plus a large Supermarket for bigger shops.
Aldborough itself is easily accessible to the A1 and the wider motorway network making Sunnyside ideal for those who want to escape to the country whilst maintaining access to all areas beyond for work or pleasure

Sunnyside

Sunnyside is offered for sale for the first time in over 35 years and provides a unique opportunity for prospective purchasers to put their own stamp on a home. Currently offering three bedrooms, the property has been well cared for but would now benefit from updating works to realise its full potential.
Briefly comprising:
To the ground floor: reception hall, sitting room and dining room, kitchen, utility room/w.c, boot room.
To the first floor: Three double bedrooms and bathroom. Above is a spacious loft space, ripe for conversion subject to planning permission.

Outside

To the front of the property is a gravelled area providing off street parking for 2 cars. There is a walled forecourt with wrought iron railings and path leading to the front door. To the rear is an enclosed yard with brick store.

The Appeal of our Home - The Owners Insight

It's all in the name; Sunnyside is a wonderful family home, occupying a beautiful aspect in the heart of the village. From the large front windows you can take in the view of the village green and the maypole it sits alongside, around which we have enjoyed traditional May Day celebrations and Village events for many years.

The easy 10 to 15 minute walk to Boroughbridge and immediate access, from the front gate, to many countryside and riverside walks offer a relaxing alternative to using the car.

Local attractions such as Fountains Abbey, Bettys Tearooms, RHS Harlow Carr, The Yorkshire Showground and towns such as Harrogate, Ripon, Knaresborough, York, Northallerton are all within easy reach in 20 to 40 minutes by car and have been a mainstay of family life. Whilst the east coast and the beautiful Yorkshire Dales have been frequent holiday destinations.

For food lovers there are endless options from good pub grub to Michelin Starred eateries.

You will have many visitors!

Services and Other Information

All mains services connected to the property

Local Authority and Council Tax Band
North Yorkshire County Council

Council Tax Band F

EPC
Rated 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.

Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

What3Words
///treatable.glosses.inversley

Viewings
Strictly by appointment with GSC Grays 01423 590500

Disclaimer
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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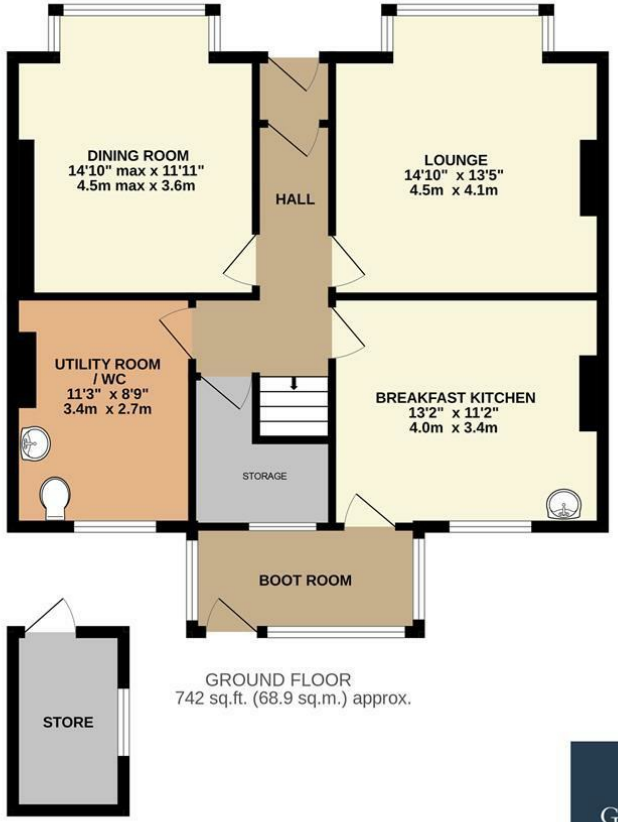
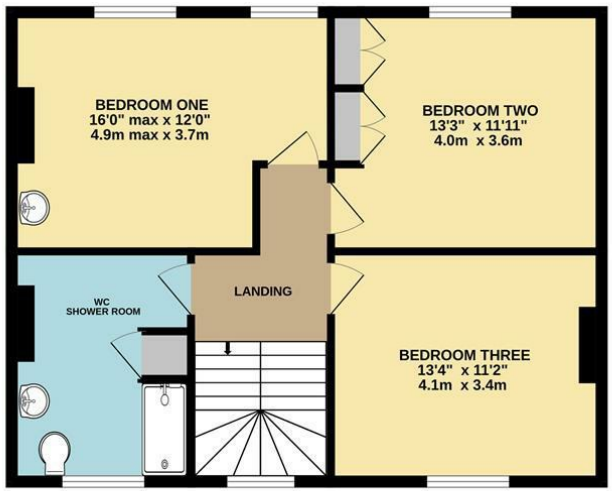
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars and Photographs
Particulars written – October 2026
Photographs taken – October 2026



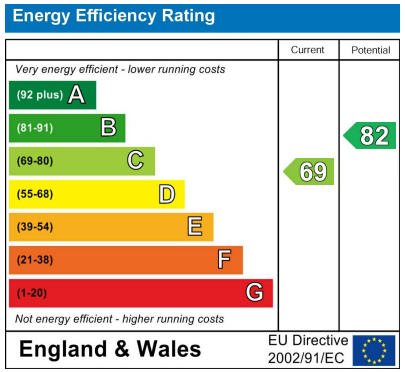
GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



FIRST FLOOR
654 sq.ft. (60.8 sq.m.) approx.

TOTAL APPROX. FLOOR AREA EXCLUDING STORE 1396 SQ.FT. (129.7 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.



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