



12 FLORENCE COURT  
Boroughbridge, York



GSC GRAYS

PROPERTY • ESTATES • LAND



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# 12 FLORENCE COURT

York, YO51 9NU

A fabulous four bedroom two bathroom modern town house, tardis like in proportions and positioned on a larger than average plot with river frontage located centrally within Boroughbridge.

## ACCOMMODATION

Modern four bedroom Town House  
Tardis Like in proportions  
Arranged over three floors  
Well maintained throughout  
Larger than average gardens with River Frontage  
Double Car Port  
Private head of cul de sac location  
Walking distance from local amenities



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## 12 Florence Court

A most deceptive four bedroom townhouse tardis like in its proportions, revealing spacious accommodation arranged over three floors and a modern and stylishly presented interior.

Perfect for a wide variety of purchasers the house would suit those wanting a central location with the benefit of a modern lower maintenance modern construction and briefly comprises:

### Basement-

Delightful open plan modern living dining kitchen, utility room, cloakroom/wc. Stairs to ground floor.

### Ground Floor-

Entrance Hall, Living room with door leading to balcony, bedroom 4 /study, stairs to first floor.

### First Floor-

Principal bedroom with ensuite shower room, two further bedrooms and house bathroom.







### Situation and Amenities

Positioned in the centre of Boroughbridge, 12 Florence Court has a superb location with a high degree of privacy. A minutes walk to the High Street ensures easy access to the wide range of amenities in the town centre. These include independent eateries, boutiques, gift shops and butchers and bakers. There is a large doctors' surgery and dental practice, and the town is a short drive away from nearby Harrogate, Ripon and York.

There are many good state and independent secondary schools in the local area including Boroughbridge High School, Cundall Manor and Queen Ethelburga's. There are local primary schools in Boroughbridge, Kirby Hill and Roelcliffe. With easy access to the A1M at Boroughbridge, mainline rail connections are available from nearby Harrogate, York and Thirsk to London and Edinburgh.

### Outside

To the side of the property there is a double carport and block paved parking area. Steps lead down to the rear garden and path to the balcony. The rear garden is laid to lawn, with a patio and is enclosed by fenced boundaries, making it ideal for purchasers who love the good life. Gated access is available to a further good sized mature garden leading down to the river Tutt which has a lovely decking area. perfect for sitting and relaxing with an evening drink.





## The Appeal of our Home - The Owners" Insight

12 Florence Court is a fabulous home with all the amenities of lovely Boroughbridge on it's doorstep and at the same time it enjoys wonderful privacy with the meandering river Tutt at the bottom of the garden, and the uber convenience of its own parking. The house has a beautiful energy, cosy for one person, and welcoming and expansive for a houseful. I have loved living here and am excited to hand it on.

## Services and Other Information

We have been informed by the Vendor that all mains services are connected to the property.

## Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Band E

## EPC

EPC Rating 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

///birdcage.recline.complain

## 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.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
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

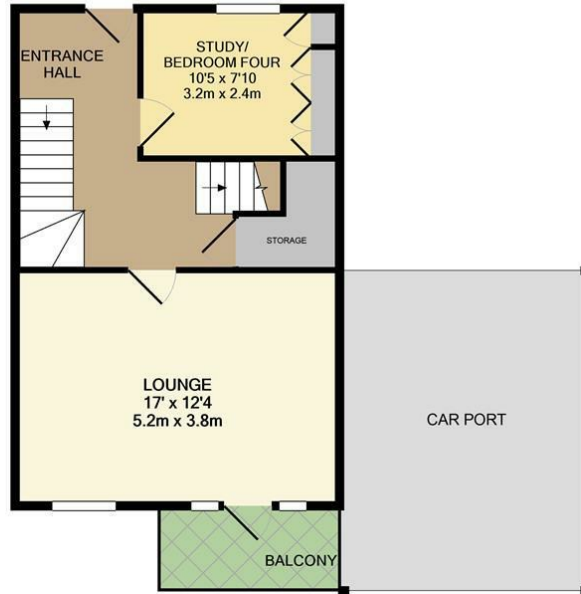
Particulars written - February 2026

Photographs taken - February 2026

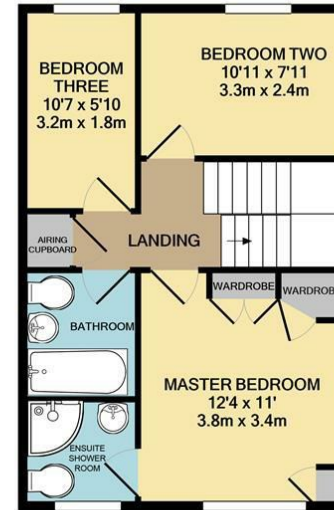




LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 437 SQ.FT.  
(40.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 442 SQ.FT.  
(41.1 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 442 SQ.FT.  
(41.1 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING CAR PORT 1321 SQ.FT. (122.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	77
England & Wales		
	EU Directive 2002/91/EC	



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