



26 RIVERSIDE GARDENS  
Langthorpe, Boroughbridge



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# 26 RIVERSIDE GARDENS

Langthorpe, Boroughbridge YO51 9GB

OFFERED FOR SALE WITH NO CHAIN

A fabulous 3/4 bedrooms detached bungalow on a larger than average plot, immaculately presented and updated throughout with double garage and amazing river views.

## ACCOMMODATION

- Immaculate detached bungalow
- Stunning river frontage with access from garden
- Updated to impeccable standards throughout
- Three/four bedrooms
- Excellent plot with low maintenance gardens to three sides
- Double garage and two sheds
- Replaced kitchen and bathrooms
- Perfect for downsizers



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Description

26 Riverside Gardens is a much loved home in a highly sought-after riverside location. The current owners have skilfully updated and enhanced the property to exacting standards, and the property is in genuine show home condition. Beautiful throughout, the home offers flexible accommodation which is deceptively spacious and is sure to generate a high degree of interest from a wide variety of purchasers. With scope to extend due to the size of the plot, the property briefly comprises:

Entrance porch, reception hall with storage cupboards and concealed office area, cloakroom/w.c, lounge, garden room, dining room, large breakfast kitchen, pantry (with access to the loft space which has power and light and water supply), utility room, sun/breakfast room, rear porch. Inner hall leading to master bedroom suite with extensive built in wardrobes, luxury en-suite bathroom, bedroom 2 with built in wardrobes, further bedroom and large shower room.





### Externally

The exterior of the property is as immaculate as the interior. A smart block paved driveway provides parking for numerous vehicles and leads to the detached double garage with rear pedestrian access. There are two electric garage doors and the provision of power and light. This space could easily be turned into additional living accommodation (subject to planning ) should purchasers wish to create an annexe.

A path meanders through the low maintenance front garden to the front door. The gardens to three sides combine clever planting with gravelled and paved areas to create some delightful areas which have a Mediterranean feel. This is especially evident to the rear where a mature vine has established over an arbour, creating a lovely covered terrace. The rear garden is further enhanced by the major selling point of the home. This is the superb river view and access from the bottom of the garden, which the current owners have enjoyed for many hours during their custodianship of this special home.



## The Appeal of Our Home - The Owner's Insight

What do I love about my home? Everything. The light and space in the house and our lovely garden with access to the river have been wonderful. You also won't find better neighbours than ours.

## Situation and Amenities

Riverside Gardens is a small riverside development in the popular village of Langthorpe. The village is positioned on the northern edge of the thriving market town of Boroughbridge which has a huge variety of amenities including 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 Roecliffe. With easy access to the A1M at Boroughbridge, mainline rail connections are available from nearby Harrogate, York and Thirsk to London and Edinburgh.

## Tenure

Freehold with vacant possession

## Local Authority and Council Tax Band

North Yorkshire Band G

## Services and Other Information

All mains services

## Particulars and Photographs

The details were prepared and photographs taken September 2024

## What 3 Words

///putts.lavished.damage

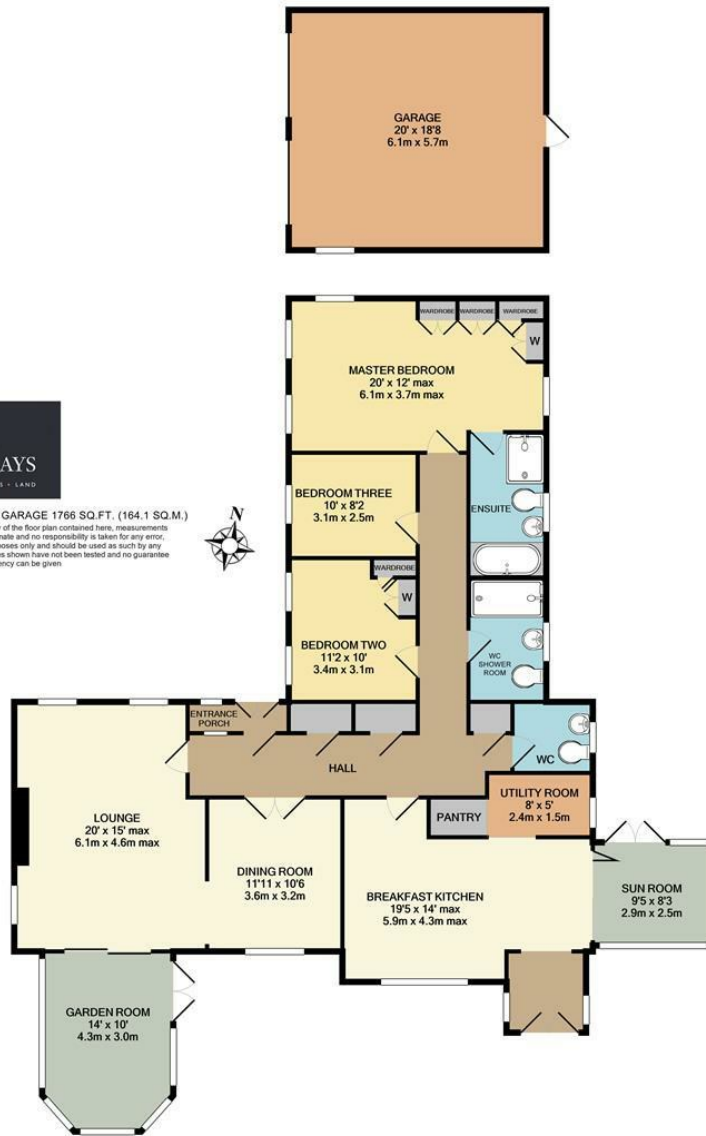
## Viewings

Strictly by appointment with GSC Grays 01423 590500



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1766 SQ.FT. (164.1 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>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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