



24 GREENHOLME CLOSE  
Langthorpe, Boroughbridge



**GSC GRAYS**

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# 24 GREENHOLME CLOSE

Langthorpe YO51 9GA

A super three bedroom semi detached home in a quiet cul-de-sac in the popular village of Langthorpe. The house has been updated with a replacement kitchen, bathroom, central heating and landscaped gardens and has been well maintained throughout. The property is being sold with no onward chain.

## ACCOMMODATION

Deceptively spacious property in quiet location

Three bedrooms

Replaced modern kitchen and bathroom

Flexible accommodation

Enclosed garden to rear

Perfect for young families

Convenient location close to amenities



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## Description

24 Greenhome Close is a super home perfect for young families. The current owners have improved the property with replacement kitchen, bathroom, central heating and have complemented these additions with subtle décor. The property has the benefit of an enclosed garden to the rear and has off street parking to the front for 2 cars.

Briefly comprising:

To the ground floor: Entrance hall with stairs off, sitting room with window to the front and under stairs storage cupboard. Recently replaced kitchen with extensive range of modern units and rear entrance door leading to the garden. An archway through to the family /dining room. The current vendors use this for formal dining but could equally be repurposed as an additional reception space creating a cosy living/dining area off the kitchen and leading out to the garden.

To the first floor: The stairs lead to the landing and provides access to three bedrooms and the lovely modern house bathroom.

Outside: To the front of the property is an area facilitating off road parking. To the rear is the garden mainly laid to lawn and fully enclosed.







### Situation and Amenities

The property is positioned on a popular development in the sought after village of Langthorpe. Langthorpe 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 dentist, and the town is a short drive away from nearby Knaresborough, 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.



## The appeal of our home - The vendors insight

We are so fortunate that we live in a quiet cul-de-sac with lovely neighbours. Its so peaceful here. We love our large kitchen diner and the open kitchen space. We have enjoyed updating our home and choosing the new kitchen and bathroom. The house is very warm and it has been perfect for us as a growing family. We will be sad to leave.

## Services

All mains services are connected to the property.

## Viewings

Strictly by appointment with the agents GSC Grays 01423 590500

## What 3 Words

///premature.earful.violin

## Particulars and Photography

Particulars were written and photography taken February 2025

## Disclaimer notice

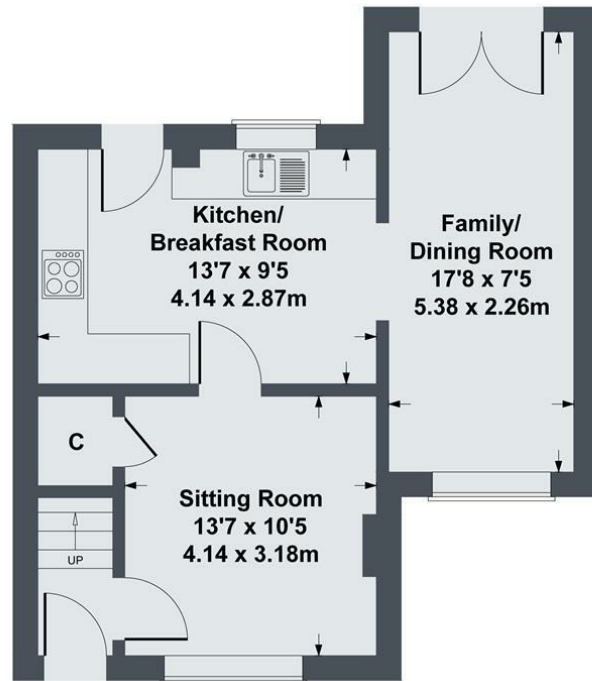
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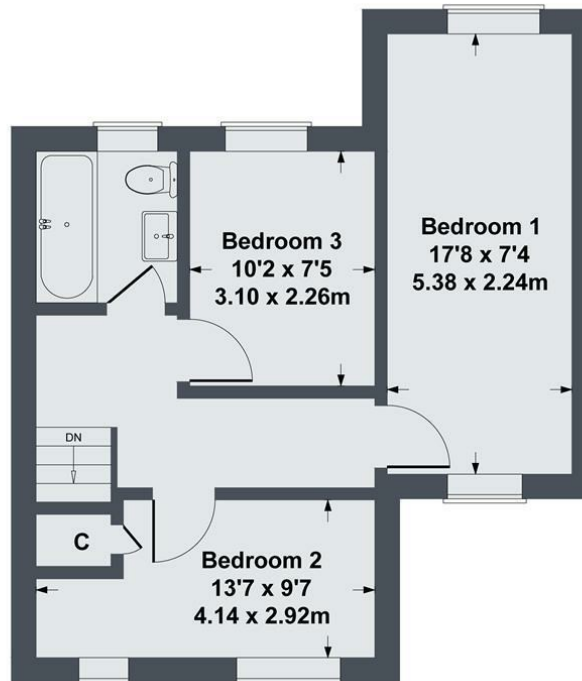


## 24 Greenholme Close, Boroughbridge

Approximate Gross Internal Area  
827 sq ft - 77 sq m



**GROUND FLOOR**



**FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>73</b>	<b>86</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		
England & Wales		EU Directive 2002/91/EC

