



PLOT 24 22 RUDFORTH PLACE  
Ouseburn





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# PLOT 24 22 RUDFORTH PLACE

Ouseburn, YO26 9AH

The Oakmont is a brand new stunning five bedroom detached home in show home condition with detached 2 storey garage and first floor room/annexe constructed by renown Stonebridge Homes on the popular Forest Chase development in Great Ouseburn.

## ACCOMMODATION

Five bedroom detached executive home in popular village location

Two reception rooms and three bathrooms

Stunning open plan Living/Dining Kitchen

£39,000 of extras and £10,000 deposit contribution

Ready for immediate occupation

Integrated Bosch appliances

Detached double garage with home office/annexe over

Enclosed lawned gardens to the rear



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Description

The Oakmont is a fabulous family home with five bedrooms and a detached garage with annexe/office over. Beautifully presented with high end fixtures and fittings throughout the property offers nearly 2,500sqft of accommodation and briefly comprises:

Ground Floor:

Reception Hall, stairs off, cloakroom/wc, two reception rooms, living/dining/kitchen, utility room.

First Floor:

Master bedroom with dressing room and en-suite shower room, guest bedroom with en-suite shower room, further double bedroom and house bathroom.

Second Floor:

Two bedrooms, shower room.







### Situation and Amenities

The property is positioned in the popular village of Great Ouseburn: a thriving village with wide array of amenities including a large village hall and sports field that are used frequently for various different clubs and activities. There is a village primary school, church, village shop and the recent addition of the popular Lime Tree Inn public house and well regarded restaurant. The village also has a weekly visiting Fish and Chip van. State secondary schools are located in nearby Boroughbridge and Knaresborough and the well respected Queen Ethelburga's public school is a short drive. The A1m motorway is approximately 5 miles and the nearest railway station is at Cattal which is on the Leeds Harrogate and York line and thereafter mainline trains to London and Edingburgh.

The nearby town of Boroughbridge has a fabulous array of independent shops, boutiques, eateries and a large supermarket, and Ripon and York are approximately 12 miles away.



## Outside

To the front of the property is a lawned garden and driveway that leads to the detached double garage with fantastic room over. This could be used for those working from home or alternatively as a teenage annexe. To the rear is an enclosed lawned garden with patio area.

## Services

All mains services are connected to the property and the central heating has a hive control.

## Local Authority and Council Tax Band

Yet to be allocated

## Viewings

Strictly by appointment with GSC Grays 01423 590500

## What3Words

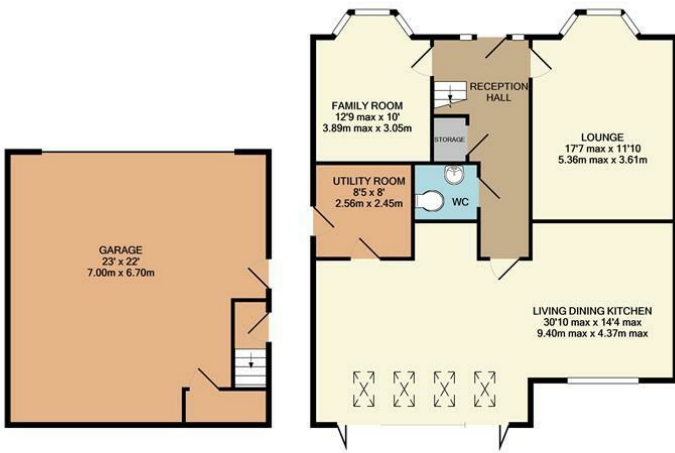
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## Disclaimer

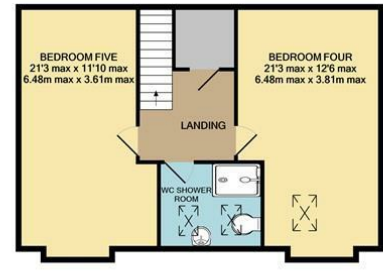
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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not 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.
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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.

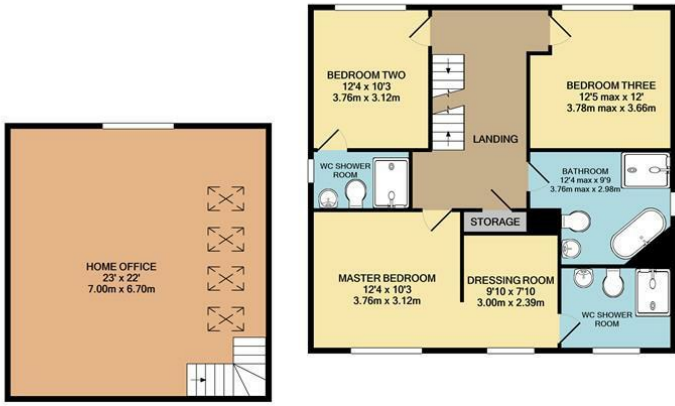




GROUND FLOOR  
APPROX. FLOOR  
AREA 1476 SQ.FT.  
(137.2 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 631 SQ.FT.  
(58.6 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 1381 SQ.FT.  
(128.3 SQ.M.)

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**TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE & HOME OFFICE 2476 SQ.FT. (230.1 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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

