



Waterside, Langthorpe, Boroughbridge Guide Price £495,000

**** STUNNING ELEVATED RIVER VIEWS ****

A contemporary three storey town house which has been comprehensively redesigned and upgraded by the current owner to create flexible family living accommodation, which features a superb master suite, breakfast kitchen, garden room and first floor living room with balcony.



Accommodation

A modern 3 storey town house occupying a choice position within the renowned Waterside development, enjoying elevated views of the river and featuring a ground -to- second floor lift.

Internally, the property is entered via a double glazed composite front entrance door into a spacious reception hall with staircase leading to the first floor accommodation with spindle balustrade and hand rail. The hall features a contemporary radiator, in addition to the aforementioned lift.

The lift is by Aritco, a Swedish manufacture, being electrically operated with a back up battery powered supply. There is an intercom system and stop button, giving peace of mind to perspective purchasers.

Located off the hall is a downstairs cloakroom having a low flush W.C. and contemporary wash hand basin. There is a range of built-in high and low level storage cupboards with drawers in addition to a heated chrome towel rail, cloaks rail and tiled flooring.

The ground floor accommodation features a stunning open plan breakfast kitchen having a modern range of built-in base units to 3 sides with Granite worktops and inset Edinburgh sink unit. There is an additional range of matching high level storage and display cupboards. Included within the sale is a built-in electric oven, microwave, warming draw with separate 4 point ceramic hob unit with a contemporary extractor fan, a built-in dishwasher, and a freestanding Samsung American style fridge freezer unit.

The kitchen includes a central serving island with Granite worktop as well as ample space for a breakfast/dining table, recess ceiling down lighters and radiator.

An archway leads through into a garden room having a superb open rear aspect across the river as well as sliding patio doors leading out onto the patio and garden beyond. There is a modern radiator, television aerial point and roof lights.

The principal living room is positioned on the first floor having a stunning raised fireplace being gas fired and set within a glass surround. uPVC framed double glazed French doors lead out onto the balcony, again with a stunning open view of the river. There is a television aerial point, modern radiator and blinds.

The first floor landing leads to the second floor accommodation.

There is a spacious double bedroom located at the front having a bank of floor to ceiling wardrobes and radiator. The first floor bathroom is accessed from both the landing and the bedroom having a low flush W.C., wash hand basin and walk-in shower cubicle with full height tiled splashbacks. The bathroom includes a heated towel rail and tiled flooring.

The master bedroom on the second floor with river views, has a bank of floor to ceiling wardrobes with plumbing for a washing machine, and there is a modern radiator. There is a superb ensuite bathroom which has a low flush W.C., wash hand basin set in a vanity surround and inset corner bath. The ensuite also includes a separate corner shower cubicle with full height tiled surround. There is a contemporary radiator and double fronted medicine cabinet.

The internal accommodation is completed by a third bedroom, currently used as a study and having a fitted worktop and chest of drawers. The bedroom also includes a radiator.

To The Outside

The property is accessed directly off Waterside onto a block paved front driveway which provides parking for 2 vehicles.

Directly to the front of the property is a covered storm porch and double garage doors with the garage having been partially converted currently providing very useful storage accommodation.

Running full width across the rear elevation is a decked patio with undercover storage and water tap.

The decking steps down onto a flagged patio with a gently sloping rear garden beyond which is extensively laid to lawn. The garden leads out onto the riverbank with a walkway and cycle tracking leading back into town.

In addition to the decking there is a first floor balcony, which again provides ample space for outside seating.

The property itself has been comprehensively upgraded and renovated with a finish to the highest specification.

An early inspection of both the internal and external accommodation is recommended to appreciate to quality of the opportunity on offer.

Energy Efficiency

The property's current energy rating is C (78) and has the potential to be improved to an EPC rating of B (85).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

Council Tax: E - North Yorkshire Council

*Download speeds vary by broadband providers so please check with them before purchasing.



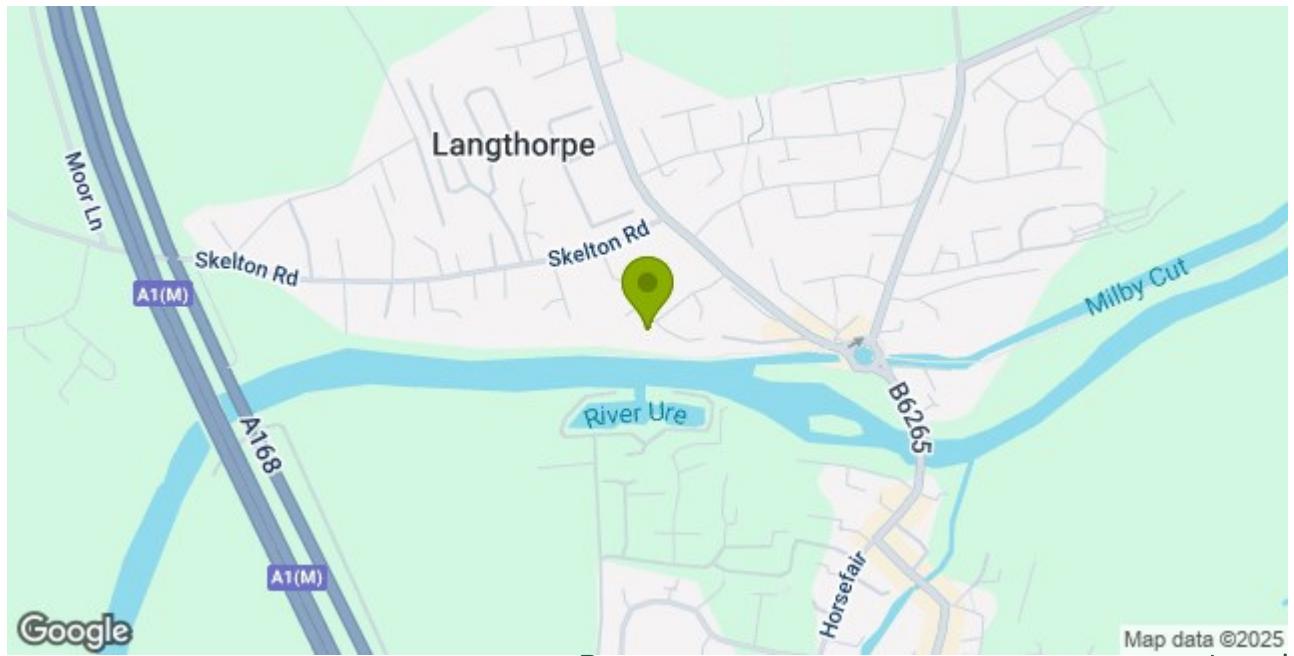


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1475 SQ FT / 136.98 SQ M - (Excluding Garage)

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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