



2 Riverside Gardens  
Langthorpe, York, YO51 9GB  
Guide price £425,000



Most sought after location cul-de-sac position based in Langthorpe Village within walking distance to Boroughbridge  
A well appointed spacious detached Bungalow  
Two double bedrooms with en-suite shower room and ensuite bathroom  
Lounge dining room , Conservatory and Breakfast Kitchen separate WC  
Garage with side access door to the rear garden and graveled driveway providing parking for a number of vehicles  
Enclosed garden to the rear, open aspect to the front. EPC D



### Description

Riverside Gardens is a charming two-bedroom detached bungalow situated on a well-kept corner plot, featuring beautiful gardens that provide space and privacy. The interiors are bright and well-proportioned, with a bay-fronted sitting room overlooking the front garden and a stylish kitchen offering modern conveniences and direct access to the Conservatory

Outside, there's a private driveway leading to a detached garage accessed via a electrical up and over door along with a welcoming rear garden that combines lawn and patio areas, perfect for outdoor entertaining.

Inside, the entrance hall sets a bright and airy tone with neutral décor and access to the WC and storage. The generously sized sitting/dining room features a bay window and access to the kitchen, which is equipped with contemporary units, ample workspace, and appliances. The principal bedroom is a calming retreat with an en-suite shower room, the second double bedroom is versatile with en-suite bathroom consisting off a luxury bath with shower over and also with contemporary finishes.

### Location

The property is situated within the highly sought-after cul-de-sac Riverside Gardens development in Langthorpe. with river walks just a few meters away leading to the town of Boroughbridge which offers an excellent assortment of shops, bars, restaurants, and cafes, making it easy to find everything from daily necessities to unique dining experiences. Families will appreciate the nearby primary and secondary schools, as well as accessible healthcare options including doctors' and dental surgeries. Additionally, a local superstore, a leisure centre, and various recreational facilities cater to the diverse needs of residents.

For those commuting, the property is ideally located approximately two miles from the A1(M) at Junction 48, providing swift access to major cities such as York, West Yorkshire, and Teesside. With its blend of convenience, community spirit, and accessibility, this property offers an appealing lifestyle for both families and professionals alike.

### Directions

Proceeding out of Boroughbridge over the River Ure, take the second turning left which is signposted Langthorpe and Skelton. Continue through the village turn first left into

Riverside Gardens No 2 can be found on the Right hand side, identified by our for sale sign

### Agents Note

Planning permission had been granted under reference 22/03892/FUL, which expired in December 2025 for the proposal encompasses the removal of the existing roof and the construction of a new first-floor extension comprising two double bedrooms, each with en-suite facilities. Additionally, a two-storey extension will be added to the front of the property to create a new lobby, stairway, and lift. The project also includes the replacement of the existing conservatory with a new solid roof structure.





The floor plan shows a property with the following rooms and dimensions:

- CONSERVATORY:** 16'2" x 11'7" (4.93m x 3.53m)
- KITCHEN:** 11'11" x 9'1" (3.63m x 2.78m)
- SITTING/DINING ROOM:** 21'2" x 12'0" (6.44m x 3.67m)
- BEDROOM 1:** 9'3" x 9'1" (2.82m x 2.78m)
- BEDROOM:** 11'5" x 8'8" (3.48m x 2.64m)
- ENSUITE:** 7'4" x 4'11" (2.23m x 1.49m)
- ENSUITE:** 7'7" x 4'1" (2.30m x 1.23m)
- HALLWAY:** Unlabeled
- WC:** 3'7" x 4'8" (1.05m x 0.81m)

The plan also includes a large watermark for 'Craven Holmes' and 'SALES, LETTINGS & PROPERTY MANAGEMENT' across the center.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

