



15 RUDFORTH PLACE
Great Ouseburn, York



GSC GRAYS

PROPERTY • ESTATES • LAND

15 RUDFORTH PLACE

York, YO26 9AH

A delightful detached 2 bedroom bungalow constructed around 2 years ago by Stonebridge, this home is immaculately presented throughout and enhanced with contemporary additions. With larger than average plot, landscaped garden and detached garage, the property is located in the sought after village of Great Ouseburn.

ACCOMMODATION

Superb detached Bungalow
Tardis like in its proportions
Immaculate contemporary interiors
Landscaped garden to rear
Detached Garage
2 Bedrooms
2 Bathrooms
Sought after village of Great Ouseburn



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15 Rudforth Place

The Ferndale is a pretty detached bungalow on a prestigious development in the popular village of Great Ouseburn. Tardis like in its proportions, the current owners have added contemporary and stylish additions that ensures the home will appeal to a wide range of purchasers. These include the fantastic work stations in bedroom 2, and the built in wardrobes in both bedrooms creating beautiful storage which blends seamlessly with the décor. Painted throughout in shades of Farrow and Ball, this home is a delight.

Briefly comprising Entrance hall, open plan living/dining kitchen with french doors out to the garden, inner hall, utility room, house bathroom, master bedroom with ensuite shower room, bedroom 2/office.

Outside

To the front of the property is a garden with path leading to the front door with canopy over. A private driveway leads down the side and offers parking for a number of vehicles. The property has the benefit of a detached garage with power and light and eaves storage. The vendors have also added a pedestrian access door for ease. The rear garden is an absolute joy. Larger than average, the owners have transformed this space with landscaping and have created a peaceful and private haven. This area includes west facing patio perfect for evening entertaining, raised beds and skilful planting.





The Appeal of our Home - The Owners Insight

Living in this home has been a real pleasure for us – it perfectly balances warmth, comfort, and connection. The open layout makes it ideal for entertaining, and we've enjoyed many wonderful dinners with friends and neighbours from the village's welcoming, social community. Yet it's just as special on quieter days – the rear garden basks in sunlight from early morning through to early evening, making summer evenings on the patio beautifully serene. Great Ouseburn itself is a truly charming village, with a strong sense of togetherness and a genuine respect for nature – a setting that has made this home all the more special to us.

Situation and Amenities

The property is positioned centrally on a sought-after development 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 popular Lime Tree 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 Cattan which is on the Leeds Harrogate and York line and thereafter mainline trains to London and Edinburgh. The nearby town of Boroughbridge has a fabulous array of boutiques, eateries and a large supermarket with a petrol station. Both Ripon and York are approximately 12 miles away.



Services and Other Information

Mains electricity, water and drainage. LPG central heating.

There is an annual maintenance charge, payable to the management company Trustgreen Ltd, which helps keep the communal areas and wider estate well maintained

Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Band D

EPC

Rating C

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

What3Words

///nurtures.corner.ramp

Viewings

Strictly by appointment with GSC Grays 01423 590500

Disclaimer

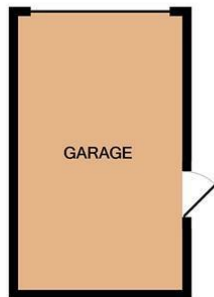
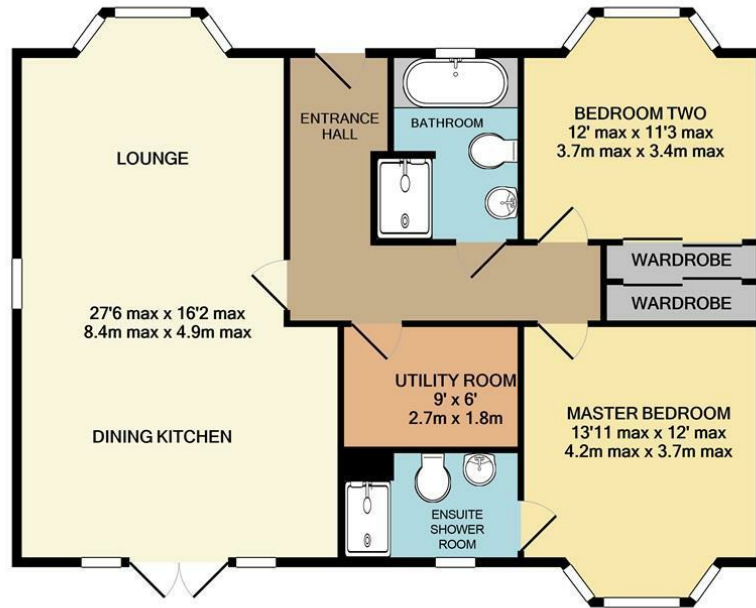
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars and Photographs

Particulars written - January 2026

Photographs taken - January 2026



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 980 SQ.FT. (91.1 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) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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