



15 GASKIN CLOSE
Langthorpe, Boroughbridge, York



GSC GRAYS

PROPERTY • ESTATES • LAND

15 GASKIN CLOSE

York, YO51 9RN

An immaculate four bedroom detached house positioned on the outskirts of this modern development on a larger than average plot and with the benefit of open space to the front, driveway and garage.

ACCOMMODATION

Immaculate detached executive home

Expansive plot with large decking area

Four Bedrooms

Two Bathrooms

Perfect for families

Edge of development with communal grassland to front

Potential to extend due to the size of the plot



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Situation and Amenities

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 doctors' surgery and dentist, and the town is a short drive from nearby 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 Edingburgh.





15 Gaskin Close

A superb four bedroom house with excellent gardens to three sides and positioned on the edge of this modern development in the sought-after village of Langthorpe. The property has been well maintained and enhanced by the current owner and would suit a variety of purchasers including professional couples and families. It also offers scope to extend due to the size and positioned of the plot.

Briefly comprising entrance hall, cloakroom/w.c, lounge, dining kitchen, master bedroom with ensuite shower room, three further double bedrooms (two with built in wardrobes) and the house bathroom.

Outside

The property is approached via a driveway and this leads to off street parking for a number of vehicles and the garage.

There is a lawned garden to the front and there is a timber pedestrian access gate which leads to the superb side and rear garden. This is predominantly laid to lawn and offers a blank canvas for gardeners. The current owners have created a superb decking with pergola to the rear of the house and this is perfect for alfresco dining. There is a timber storage shed to the side.



Services and Other Information

There is an annual service charge for the estate of around £250 pa.

The property has all mains services connected.

Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Band E

EPC

Rating B

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

///health.circular.valid

Viewings

Strictly by appointment with GSC Grays 01423 590500

Disclaimer

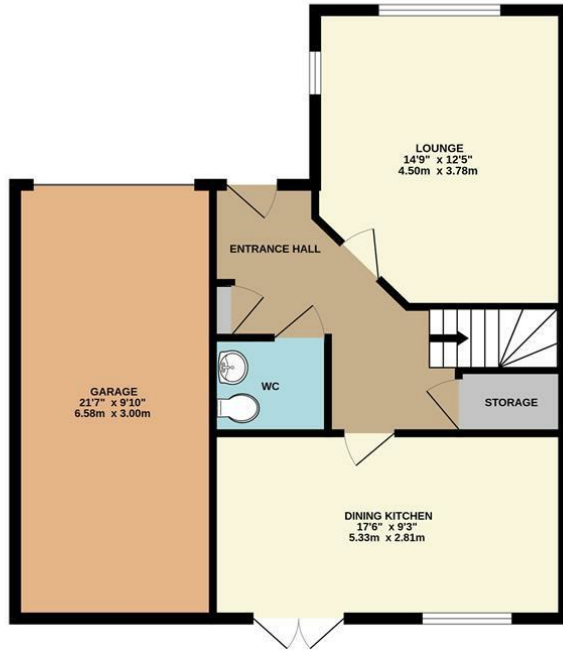
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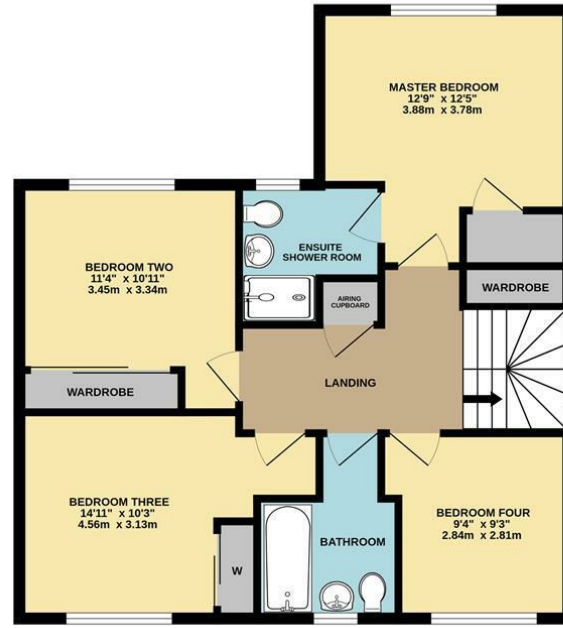
Particulars and Photographs

Particulars Written - April 2026

Photographs taken - April 2026



GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



FIRST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1396 SQ.FT. (129.7 SQ.M.)

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, 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		94
(81-91) B	84	
(69-80) C		
(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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