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Rowan Place

Boroughbridge, York, YO51 9RY

£425,000



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STYLE - Detached Family Home
HIGHLIGHTS - Beautifully Presented Throughout, Four Bedrooms, Three Bathrooms, Enclosed Garden and Single Garage.
THREE WORDS - MOVE. STRAIGHT. IN!

A beautifully presented four-bedroom detached home with a south-facing garden, garage and thoughtfully designed accommodation across three floors.

Positioned within a small, modern development on the edge of the highly regarded market town of Boroughbridge, Rowan Place is an immaculate four-bedroom detached home that has been beautifully styled throughout.

Built just over two years ago, the property combines the ease and efficiency of a modern home with a wonderfully calm and considered interior. Muted neutral tones, smart flooring and carefully chosen finishes create a warm and tranquil atmosphere, with every room feeling both elegant and inviting.

Outside, the property enjoys a prominent position with a particularly lovely, enclosed south-facing garden — beautifully tended and designed with established planting, shaped borders and a paved terrace, creating a wonderful setting for outdoor dining and summer entertaining.

STEP INSIDE

From the moment you open the front door, the welcoming hallway sets the tone for this beautifully presented home.

The sitting room is light, airy and wonderfully comfortable, with generous proportions providing plenty of space for relaxed seating. It is a peaceful room in which to unwind, with a soft and understated feel that continues throughout the house.

At the heart of the home is the impressive open-plan dining kitchen — a sociable and beautifully appointed space designed for modern family life.

The kitchen has a contemporary feel, with a combination of wall and base-mounted cabinetry complemented by smart work surfaces. Integrated appliances include an eye-level oven, four-ring gas hob, fridge freezer and dishwasher, providing everything needed for everyday family life and entertaining alike.

The adjoining dining area creates a natural gathering space for family meals and evenings with friends, while French doors open directly onto the garden. In the warmer months, this becomes a wonderful extension of the living space, creating an effortless connection between the house and garden.

A ground floor cloakroom completes the accommodation on this level.

FIRST FLOOR

The first floor is home to the principal bedroom, a beautifully decorated and restful room with the added benefit of a private en-suite shower room.

There is a further generous double bedroom on this floor, together with the family bathroom, creating a practical and well-planned arrangement for family living.





SECOND FLOOR

The second floor provides two further bedrooms, both enhanced by bespoke fitted cabinetry, providing excellent storage while making the most of the available space.

A shower room sits conveniently between the two bedrooms. This level would work particularly well for teenagers, visiting family or guests, offering a degree of separation from the principal bedroom accommodation.

OUTSIDE

The enclosed south-facing garden is one of the property's particular highlights.

Beautifully cared for, it features a lush lawn, shaped borders and an attractive selection of flowering plants and established perennials. A paved terrace immediately adjoining the house provides the perfect spot for alfresco dining, morning coffee or summer barbecues.

A paved pathway leads through the garden to a gate providing access to the single garage, with additional off-street parking for two cars.

Rowan Place is a home that feels ready to enjoy from the moment you arrive. Immaculately presented and finished with a careful eye for detail, there is very little left to do other than move in, unpack and make it your own.

Built just over two years ago, the property also benefits from the remainder of its NHBC warranty, providing additional reassurance for its next owner.

LOCAL LIFE IN BOROUGHBRIDGE

Boroughbridge is a much-loved North Yorkshire market town, valued for its welcoming community, attractive setting and excellent connectivity.

The town offers a good range of everyday amenities, including independent shops, cafés, restaurants and traditional pubs, while its community atmosphere and access to local schools make it an appealing place to settle.

The surrounding countryside provides plenty of opportunities to enjoy the outdoors, with walks and cycling routes close at hand.

For commuters, the location is particularly convenient, with easy access to the A1(M) providing straightforward connections both north and south. York, Harrogate and Ripon are all within comfortable travelling distance, allowing residents to enjoy the quieter pace of market-town life without feeling removed from larger centres.

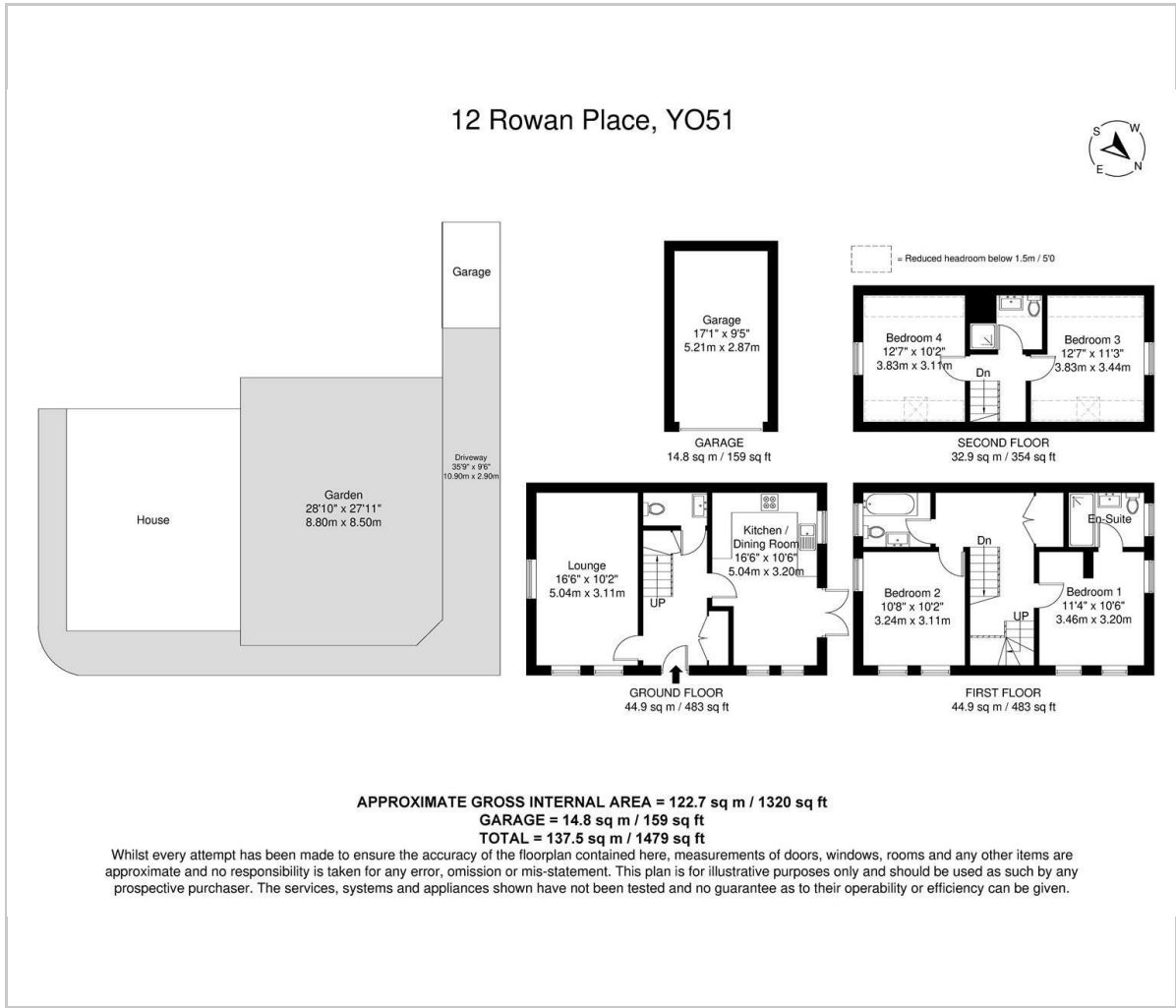
Rowan Place sits within easy reach of Boroughbridge town centre whilst enjoying the feel of a modern residential development.

A beautifully styled and exceptionally well-presented four-bedroom detached home, arranged over three floors and offering flexible accommodation, a contemporary dining kitchen, south-facing garden, garage and parking.

With its calm interiors, thoughtful details and excellent location, Rowan Place is a home that combines modern convenience with the warmth and comfort of somewhere that has been carefully considered and lovingly maintained.



Floor Plan



Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

