



Langthorpe, Boroughbridge, York

£375,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Langthorpe,
York YO51 9BZ

Est. 1871

£375,000

**** NO ONWARD CHAIN ****

A substantial detached bungalow set within generous gardens requiring a program of modernisation and upgrading, with enormous scope for further expansion and improvement.

This detached bungalow, located on the edge of Langthorpe and offering quick and easy access to Boroughbridge and the A1 motorway, set within generous gardens and is being offered for sale with both vacant possession and no onward chain.

Internally, the property is entered from the front into a spacious L shaped reception hall which has a permanent staircase leading to the first floor loft.

The principal reception room is a spacious lounge located at the front of the bungalow, which has a cast iron stove fireplace set on an exposed stone hearth. There are multiple casement windows to the front and side elevations in addition to a television point.

A separate dining room with radiator leads through into the breakfast kitchen which has a range of built-in base units and central serving island with laminated worktops and inset sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks.



Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected. PLEASE NOTE: Services have not been tested.
Broadband Coverage: Up to 76* Mbps download speed
Council Tax: E - North Yorkshire Council
EPC: C (69)
Current Planning Permission: No current valid planning permissions

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Included within the kitchen is a built-in oven, with separate ceramic hob unit and extractor canopy. A recess provides space for a freestanding fridge freezer unit, and the kitchen also includes a radiator.

Located at the rear of the property are three generous bedrooms, all of which benefit from casement windows and radiators.

There is a separate toilet having a low flush W.C., in addition to a house bathroom which includes a wash hand basin and W.C., both set within a vanity surround. There is an inset panelled bath in addition to a walk-in corner shower cubical.

A rear entrance lobby leads through into a front garden room with garage access and secondary entrance door from the front driveway.

Beyond the garden room is a utility room with a work bench and stable style rear entrance door.

To the first floor is a partially converted loft with permanent staircase, which could easily be transformed into additional bedroom accommodation.

Externally, the property is entered through a gated access onto a front driveway and gravel hardstanding which provides off street parking for numerous vehicles.

The driveway in turn accesses the attached garage which has timber garage entrance doors.

The property's front and side gardens are extensively laid to lawn with clearly defined tree and hedged lined borders.

The property's rear garden is low maintenance in nature being extensively laid to gravel with a number of mature screening trees in addition to surrounding fence lined boundaries.

Partners:

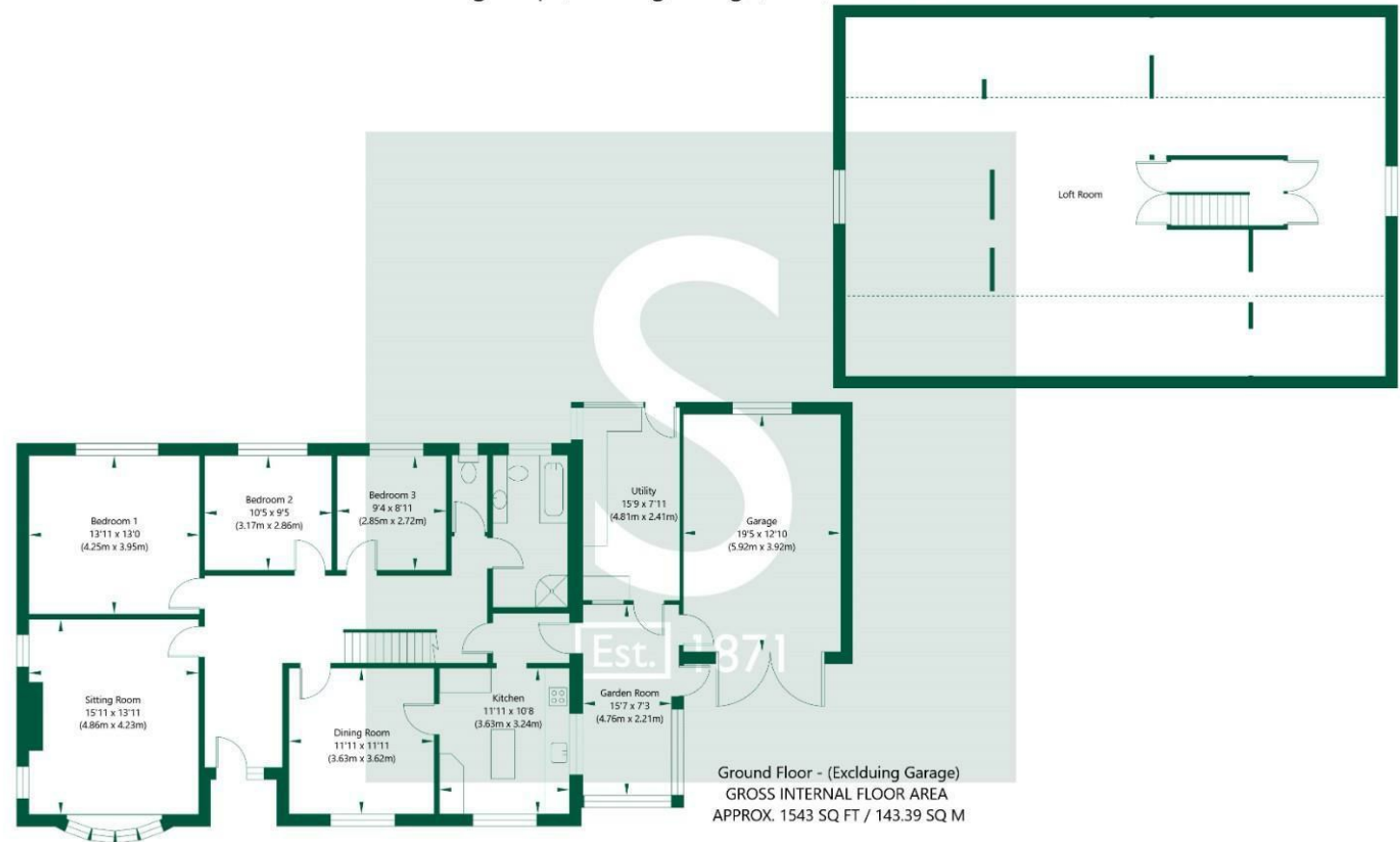
J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1543 SQ FT / 143.39 SQ M - (Excluding Garage & Loft Room)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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