



SWALE CLOSE, LANGTHORPE,
BOROUGHBRIDGE, YORK, YO51 9FQ

Asking Price £435,000

4 BEDROOM DETACHED HOUSE
EPC Rating: B

LINLEY &
SIMPSON

This modern and beautifully presented four-bedroom family home offers thoughtfully designed living space that flows comfortably for both everyday life and entertaining. Built in 2020, the property benefits from contemporary construction standards while maintaining a welcoming, homely feel throughout. An integrated garage is accessed directly from the main hallway, adding everyday convenience, while neutral décor across the home creates a calm and cohesive finish. Positioned on a corner plot, the house enjoys a particularly private, enclosed rear garden which is not overlooked, creating a peaceful outdoor retreat. Offered to the market with no onward chain, this property presents an excellent opportunity for a smooth and straightforward move.

The property is situated within the popular market town of Boroughbridge, a thriving and well-connected community offering an excellent range of local amenities. Boroughbridge provides a variety of independent shops, cafés, restaurants, public houses and everyday services, along with well-regarded primary and secondary schooling. The town benefits from convenient transport links, with easy access to the A1(M) for commuting to York, Harrogate, Leeds and further afield, while nearby rail connections are available in surrounding towns. With riverside walks, open countryside close by and a strong sense of community, Boroughbridge offers an appealing balance of town convenience and semi-rural living.

Entrance Hallway

A welcoming central hallway providing access to the principal ground floor rooms, staircase to the first floor and direct internal access to the integrated garage.

Sitting Room

A comfortable and well-proportioned reception room, ideal for everyday living and relaxation.

Kitchen/Diner

A modern and well-appointed kitchen designed with both practicality and style in mind, featuring a range of fitted units with complementary work surfaces. Integrated appliances include an oven, hob with extractor above, fridge/freezer and dishwasher, creating a clean and streamlined finish. The kitchen opens into a dining area with French doors leading directly to the rear garden, making it an ideal space for family dining and entertaining.

Utility Room

A practical and useful space offering additional storage and appliance provision, with the added benefit of direct access to the outside and a ground floor WC.

Integrated Garage

Providing secure parking or additional storage, conveniently accessed from the main hallway.

Bedroom One

A comfortable double bedroom with space for a range of bedroom furniture.

Bedroom Two

A generous double bedroom enjoying a pleasant outlook.

Bedroom Three

A well-sized double bedroom, suitable for children, guests or a home office.

Bedroom Four

A versatile double bedroom room ideal as a nursery, study or additional bedroom.

Family Bathroom

Fitted with a modern suite, serving the first-floor accommodation

Outside

Set on a corner plot, the property enjoys a very private, enclosed rear garden which is not overlooked, providing an excellent space for outdoor dining, entertaining or relaxation. The corner position enhances privacy and separation from neighbouring properties, while access to the integrated garage completes the external offering.

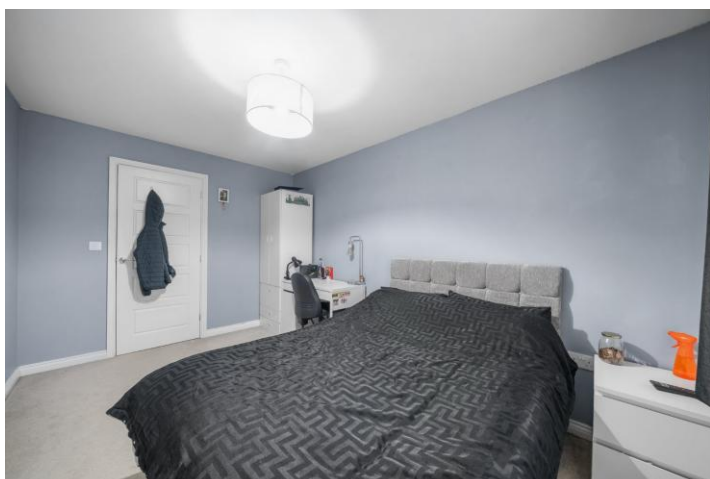
Material Information

TENURE - The property is Freehold.

SERVICES - The property has mains gas, electricity, water and drainage/sewerage, which were connected and working at the time of our inspection.

BROADBAND & MOBILE SIGNAL & COVERAGE - Please check the Ofcom website.

FLOOD RISK – Very low risk of flooding.



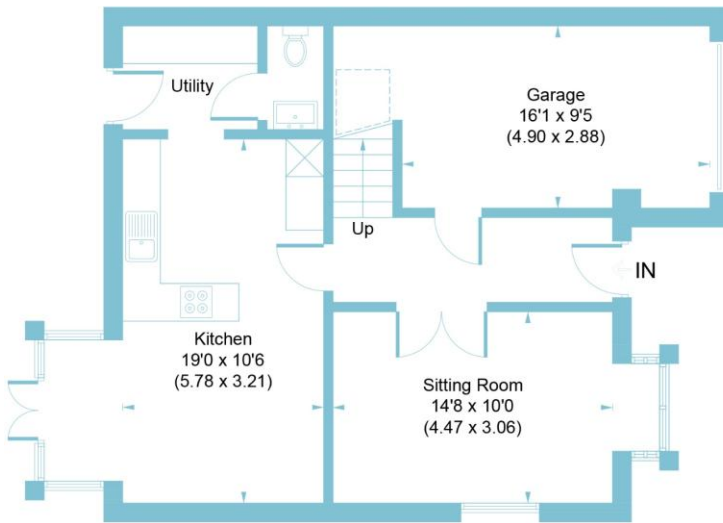
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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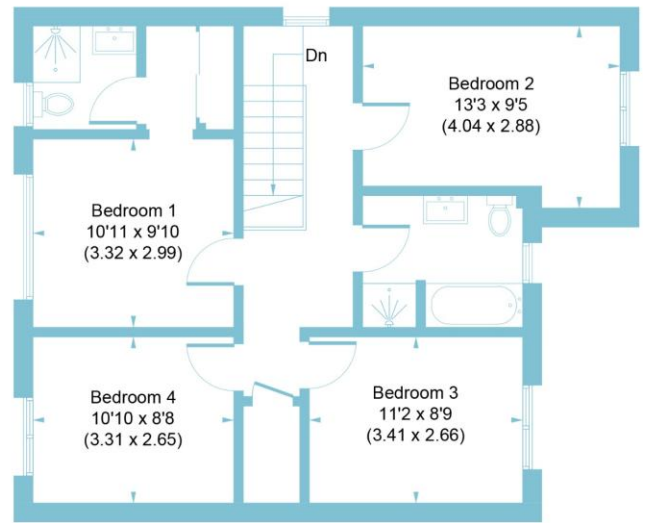
Approximate Gross Internal Area = 1418 sq ft / 131.7 sq m
(Including Garage)



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
Pursuant to RICS property measurement standards (ID1270174)

AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For illustrative purposes only.