



MEADOW HOUSE
Langthorpe, York



GSC GRAYS

PROPERTY • ESTATES • LAND

MEADOW HOUSE, BACK LANE

Langthorpe, York, YO51 9FE

A beautiful four bedroom detached family home situated within a shared gated driveway with stunning views over the surround landscape.

ACCOMMODATION

Detached House
Four Bedrooms
South Facing Garden
Exclusive Gated Development
Garage & Off Street Parking
Open-Plan Kitchen / Diner



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GSCGRAYS.CO.UK



Meadow House

A beautiful four bedroom detached family home situated within a shared gated driveway with stunning views over the surround landscape.

Situation and Amenities

Langthorpe is positioned on the northern edge of the thriving market town of Boroughbridge with plenty of amenities, supermarkets and is a short drive away from nearby Harrogate and York. There are plenty of good local state and independent schools in the local area. Meadow Cottage offers excellent commuting with easy access to the A1M and rail connections from nearby Harrogate, York and Thirsk.

Ground Floor

Coming through an entrance vestibule, the ground floor comprises spacious sitting room with gas fireplace, study / family snug, downstairs WC, utility room and impressive contemporary dining kitchen with integrated appliances, wood burning stove and bifold doors opening to the garden.





First Floor

On the first floor are four double bedrooms with the principal bedroom benefiting from it's own en suite and dressing room, a four-piece family bathroom and loft access from the landing.

Externally

There is a beautiful south-facing garden with decked patio area directly from the bifold doors and lawn with a selection of Hornbeam trees lining the back of the garden. The property is within a niche gated development of five properties with secure gated driveway, garage, additional off-street parking and a 50m front lawn.

Local Authority and Council Tax Band

Harrogate Borough Council Tel. 01423 500600

The property is banded F

Services and Other Information

The property is served with mains water, electricity, mains drainage and gas fired central heating.



Particulars & Photographs

The particulars were written and the photographs taken in April 2022.

Viewings

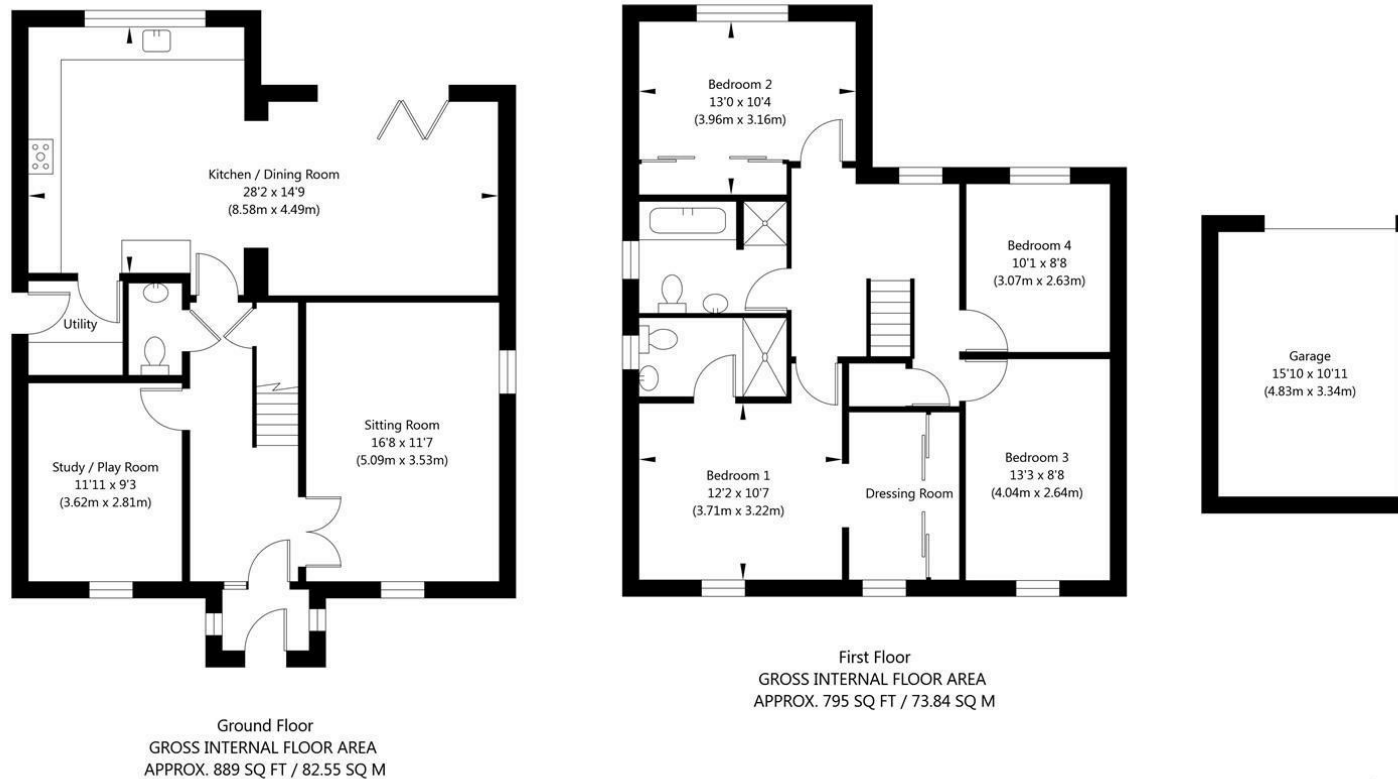
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1684 SQ FT / 156.39 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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