



1 MANOR FIELD BACK LANE
Langthorpe, York



1 MANOR FIELD BACK LANE

York, YO51 9FE

This striking three bedroom home is one of 4 constructed in 2017 on this exclusive development by renown local builders . Finished beautifully throughout the property offers three bedroom accommodation of fantastic proportions with a superb garden and private gated driveway with parking for over 4 vehicles.

ACCOMMODATION

3 bedroom executive home
Tucked away in quiet backwater
Popular village location
Amazing living dining kitchen
Parking for several vehicles
Lovely enclosed rear garden



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Situation and Amenities

Langthorpe is positioned on the northern edge of the thriving market town of Boroughbridge with plenty of amenities, and is a short drive away from nearby Harrogate, Ripon and York. There are many good state and independent schools in the local area. There is easy access to the A1M and mainline rail connections are available from nearby Harrogate, York and Thirsk to London, Edinburgh and Manchester.





1 Manor Field

Designed and constructed out of stone under a pantile roof, this striking three bedroom home is one of 4 on this exclusive development off Back Lane in Langthorpe. The house offers fabulous contemporary accommodation which has been enhanced by the current owners and is suitable for a range of purchasers including professional couples and young families.

The ground floor is particularly impressive and the open plan living dining kitchen with feature exposed brick wall and bifold doors to the patio and garden is the hub of the home. There is a utility room off this space and cloakroom/w.c. To the front of the dining area is a door leading to a room which lends itself to a home office/playroom or gym area. This was previously the garage space which was surplus to requirements due to the huge driveway. To the front of the home is the cosy sitting room with window to the front overlooking open countryside. There is a hallway with staircase off and under stairs storage.

To the first floor the landing leads to the fabulous house bathroom and two large double bedrooms. A staircase leads up to the second floor where the principle bedroom and ensuite are located.

To the outside the property is approached through a remote controlled electric gate and leads to the gravelled driveway. This provides parking for numerous vehicles. There is a lawned garden to the front, side and rear and patio area. The rear garden is a fantastic space and is perfect for children.



Local Authority and Council Tax Band

Harrogate Borough Council. Band D.

Services and Other Information

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

Particulars and Photography

The particulars were created and photographs taken March 2023.

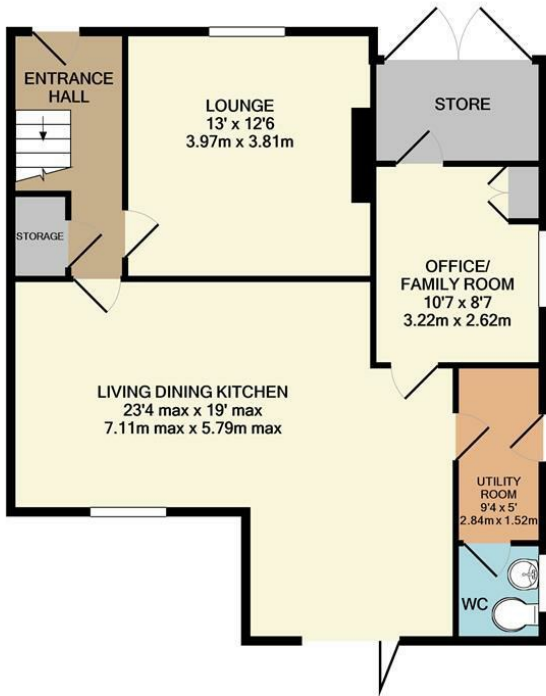
Viewings

By arrangement with GSC Grays 01423 590500.

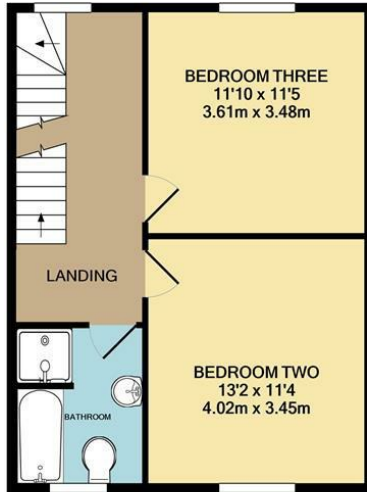
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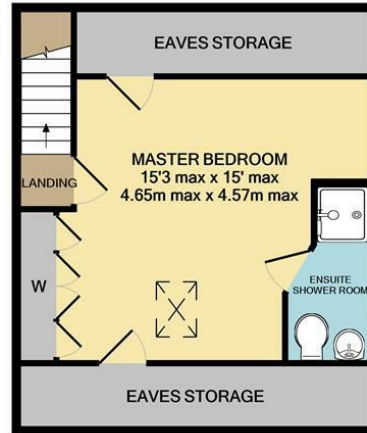
1. These particulars are a general guide only and do not form any part of any offer or contract.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 790 SQ.FT.
(73.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.9 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 1679 SQ.FT. (155.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		92
(81-91) B	85	
(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	

