



WHITE HORSE VIEW  
Boroughbridge, York



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# WHITE HORSE VIEW

York, YO51 9DE

An individual 1930's detached 3 bedroom bungalow beautifully presented throughout on a fantastic plot with far reaching views and positioned within easy walking distance of Boroughbridge centre.

## ACCOMMODATION

Individual 1930's detached bungalow  
Three bedrooms  
Beautifully presented throughout  
Accommodation over two floors  
Stunning gardens front and rear  
Perfect for families or retirement couples  
Off street parking  
Convenient location



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## White Horse View

White Horse View is sure to appeal to a broad spectrum of purchasers from retired couples to families alike. Positioned on a super plot with delightful gardens, the property has been extremely well maintained throughout and offers deceptively spacious accommodation. Believed to date back to the 1930's the home has been extended over time and could have further adaptations due to the size of the plot and subject to planning permission. The accommodation which is elevated from the road and offers a high degree of privacy, and comprises: Hallway, lounge, snug, dining kitchen, side entrance/utility area, cloakroom/w.c, two double bedrooms and delightful house bathroom. To the first floor is the main bedroom. The property has gas central heating and double glazing throughout.





### Outside

To the front of the property is a split level garden with dwarf wall boundaries, mature beds and lawned areas. A driveway to the front and side provides off street parking for a number of vehicles. To the rear of the house is a large store which was previously the garage. The garden to the rear is an absolute delight and is mainly laid to lawn with timber pergola and mature clematis. This easterly facing space is perfect to enjoy a morning coffee alfresco with views over to the Hambleton Hills

### The Appeal of our Home - The Owners Insight

We have the best of both worlds – beautiful rural views to the rear, yet I can walk into the town within 6 minutes to a great range of independent shops and cafes. The view changes daily depending on the weather and time of year.



## Situation and Amenities

The property is positioned on the northern edge of the thriving market town of Boroughbridge which has a huge variety of amenities including independent eateries, boutiques, gift shops and butchers and bakers. There is a large doctors' surgery and dental practice, and the town is a short drive away from nearby Harrogate, Ripon and York.

There are many good state and independent secondary schools in the local area including Boroughbridge High School, Cundall Manor and Queen Ethelburga's. There are local primary schools in Boroughbridge, Kirby Hill and Roecliffe. With easy access to the A1M at Boroughbridge, mainline rail connections are available from nearby Harrogate, York and Thirsk to London and Edinburgh.

## Services and Other Information

All mains services are connected to the property. The property has the benefit of solar panels that reduce the electricity bills and provide an income.

## Local Authority and Council Tax Band

North Yorkshire Band D

## EPC

Rating D

## Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

## Rights of Way, Wayleaves and Easements

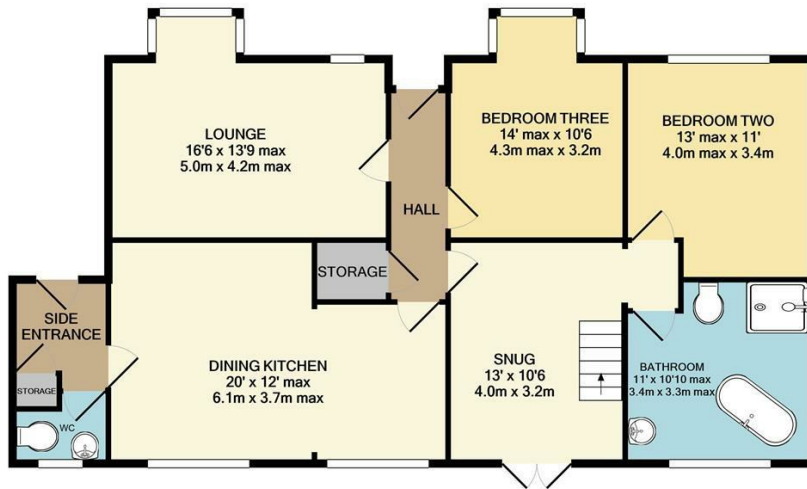
The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not

## What3Words

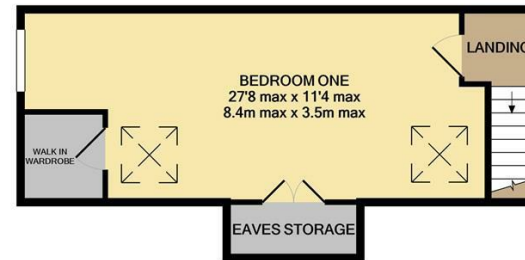
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## Viewings

Strictly by appointment with GSC Grays 01423 590500



GROUND FLOOR  
APPROX. FLOOR  
AREA 1071 SQ.FT.  
(99.5 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 371 SQ.FT.  
(34.5 SQ.M.)

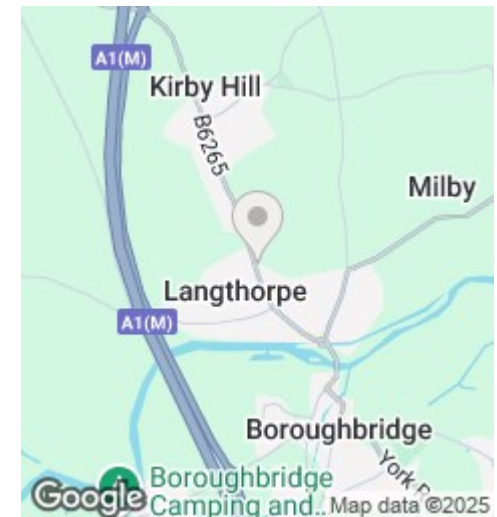


TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE STORE 1443 SQ.FT. (134.0 SQ.M.)

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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>68</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.