

1 SPRINGFIELD RISE
Great Ouseburn, York



GSC GRAYS

PROPERTY • ESTATES • LAND

1 SPRINGFIELD RISE

York, YO26 9SE

1 Springfield Rise offers a fantastic opportunity for prospective purchasers. Now in need of refurbishment, this four bedroom home property offers a blank canvass and would be perfect for families wanting to put their own stamp on a home.

ACCOMMODATION

Detached village home
In need of full refurbishment
Four bedrooms
Three reception rooms
Detached double garage
Gardens



15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

The property is positioned centrally in the popular village of Great Ouseburn. A thriving village with wide array of amenities including a large village hall and sports field that are used frequently for various different clubs and activities. There is a village primary school, church, village shop and the recent addition of the popular Lime Tree public house and well regarded restaurant. The village also has a weekly visiting Fish and Chip van. State secondary schools are located in nearby Boroughbridge and Knaresborough and the well respected Queen Ethelburga's public school is a short drive. The A1m motorway is approximately 5 miles and the nearest railway station is at Cattal which is on the Leeds Harrogate and York line and thereafter mainline trains to London and Edingburgh.

The nearby town of Boroughbridge has a fabulous array of independent shops, boutiques, eateries and a large supermarket and Ripon and York are approximately 12 miles away.





1 Springfield Rise

1 Springfield Rise offers a great opportunity for buyers who want to secure a great village home. Now in need of refurbishment throughout the property briefly comprises:

To the Ground Floor:

Entrance Hall, cloakroom/w.c (recently updated), sitting room with inglenook fireplace and inset wood burning stove, dining room, breakfast kitchen with extended living area to the rear.

To the First Floor:

Master bedroom with new ensuite, three further bedrooms and house bathroom.

Outside

Gardens to front and side, enclosed garden area to the rear. Driveway and detached double garage.



The Appeal of our Home-The Vendors insight

Springfield Rise was the perfect family home. We have many happy memories of growing up here, and hope that the next owners enjoy living here as much as me and my brother did.

Local Authority and Council Tax Band

North Yorkshire County Council
Band F

Services and Other Information

Mains Electricity, Water and drainage. Oil fired central heating system

EPC

E Rating

Particulars and Photographs

Photos were taken and details prepared August 2025

What3Words

///panel.mooring.unguarded

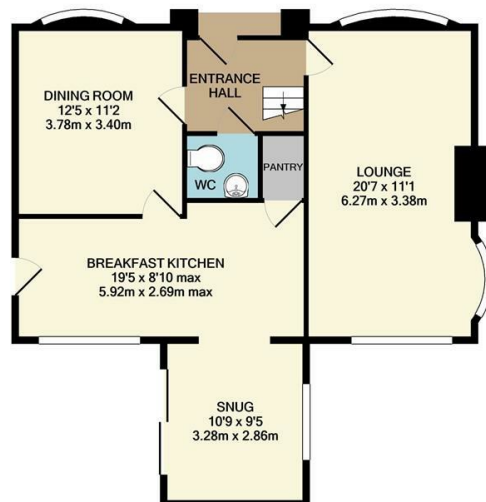
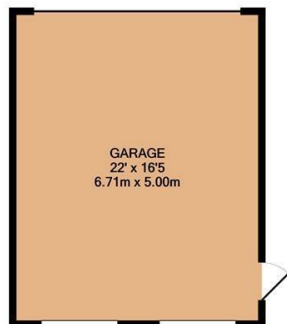
Viewings

Strictly by appointment with GSC Grays 01423 590500

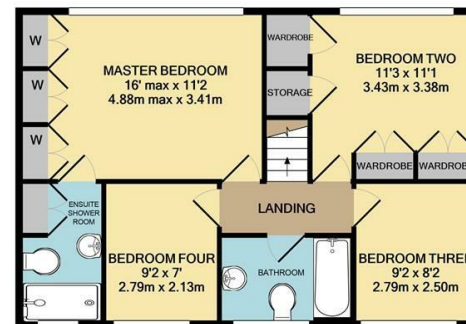
Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
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 property.



GROUND FLOOR
APPROX. FLOOR
AREA 1076 SQ.FT.
(99.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 622 SQ.FT.
(57.8 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1360 SQ.FT. (126.3 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		
(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	

78

45

