



1 SPRINGFIELD RISE
Great Ouseburn, York



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



GSC GRAYS

PROPERTY • ESTATES • LAND

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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 Edinburgh.

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

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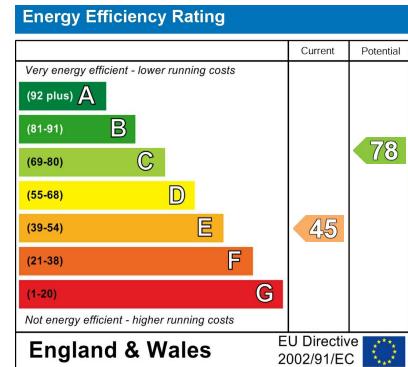
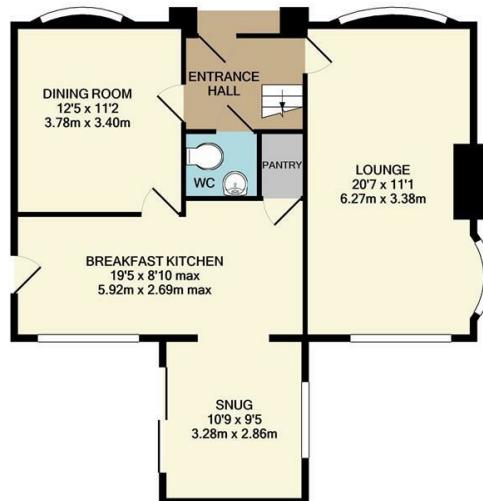
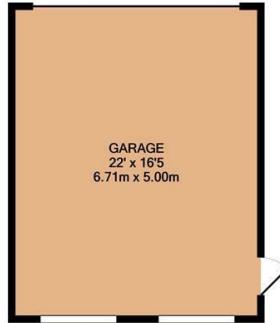
Viewings

Strictly by appointment with GSC Grays 01423 590500

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