



11 MALLARD WALK
Boroughbridge, YO51 9LQ



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BOROUGHBRIDGE, YO51 9LQ

Ripon - 7.7 miles, Harrogate - 10.9 miles, Thirsk - 14.2 miles, York - 17.7 miles
(distances approximate)

A FANTASTIC 4 BEDROOM EXECUTIVE HOME IN A HIGHLY DESIRABLE
LOCATION, CLOSE TO THE CENTRE OF BOROUGHBRIDGE.
IMMACULATELY PRESENTED THROUGHOUT WITH STUNNING
GARDENS STRETCHING DOWN TO THE RIVER TUTT

Accommodation

Reception Hall • Cloakroom/w.c • Lounge • Dining Room • Breakfast Kitchen
Snug • Utility Room • Master Bedroom with ensuite Bathroom • Bedroom Two
2 Further Double Bedrooms • House Bathroom

Outside

Driveway • Integral Double Garage • Front Garden
Landscaped rear Garden • River Fronted seating area



GSC GRAYS

PROPERTY • ESTATES • LAND

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Offices also at:

Alnwick
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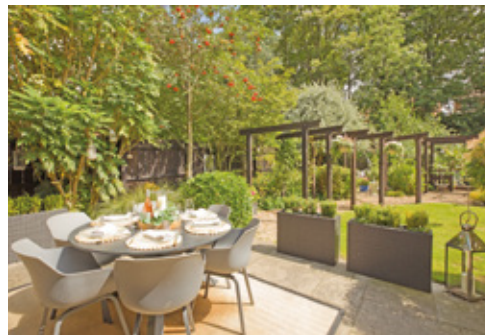
Driffield
Tel: 01377 337180

Barnard Castle
Tel: 01833 637000

Kirkby Lonsdale
Tel: 01524 880320

Chester-le-Street
Tel: 0191 303 9540

Richmond
Tel: 01748 829217





11 Mallard Walk

11 Mallard Walk has been a much-loved family home. The stunning interiors have been skilfully created by the current owners, and they have seamlessly matched classical design with contemporary additions. Immaculate throughout, the property which offers superb accommodation briefly comprises:

To the ground floor:

Entrance hall with return staircase off, cloakroom/w.c. Lounge with bay window to front elevation and window to the side. Feature stone fire surround and hearth with inset gas fire. Dining room, Breakfast kitchen with pretty painted wall and floor mounted units with granite worktops over, integrated appliances, steps and balustrade lead to a delightful snug/family room with French doors leading out to the patio perfect for alfresco dining. The utility room is accessed off the snug and leads to the garage.

To the first floor:

Galleried landing leads to the master bedroom suite with built in wardrobes and delightful ensuite bathroom. The guest suite/bedroom 2 is positioned to the rear of the property and has an ensuite shower room. There are two further double bedrooms, and the super house bathroom.



Outside

To the front of the property is a driveway providing off street parking for a number of vehicles. There is an integrated double garage and to the front of the house is a lawn with mature hedging and trees. The rear garden is an absolute delight and has been landscaped providing paved patio, meandering gravelled path leading to a concealed seating area, mature lawn and borders and super decking area adjacent to the river tutt. A perfect area to enjoy a glass of wine in the evening sun.

Situation and Amenities

Mallard walk is a highly sought after location close to the centre of Boroughbridge. Boroughbridge has a huge variety of amenities including independent eateries, boutiques, gift shops, 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.



The Appeal of our Home – The Owners Insight

We moved into this property in 2016, just before giving birth to our second child. It has been a much loved family home, where we have made so many happy memories. The setting for this house is just amazing, with its quiet woodland at the back and the river, and all of our neighbours are just so lovely. The home itself offers many cosy corners - we love spending time in the snug and cosying up with a book or having a laugh with friends, and the living room has been the background of many wonderful Christmases, with a roaring fire in the lovely fireplace, beautiful decorations and candles. We are very sad to be leaving but know that whoever buys the property will be very happy here.

Services and other Information

All mains services are connected to the property

Local Authority and Council Tax Band

North Yorkshire County Council – Band G

EPC

Rating C

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.

what3words

///marriage.verifying.powder

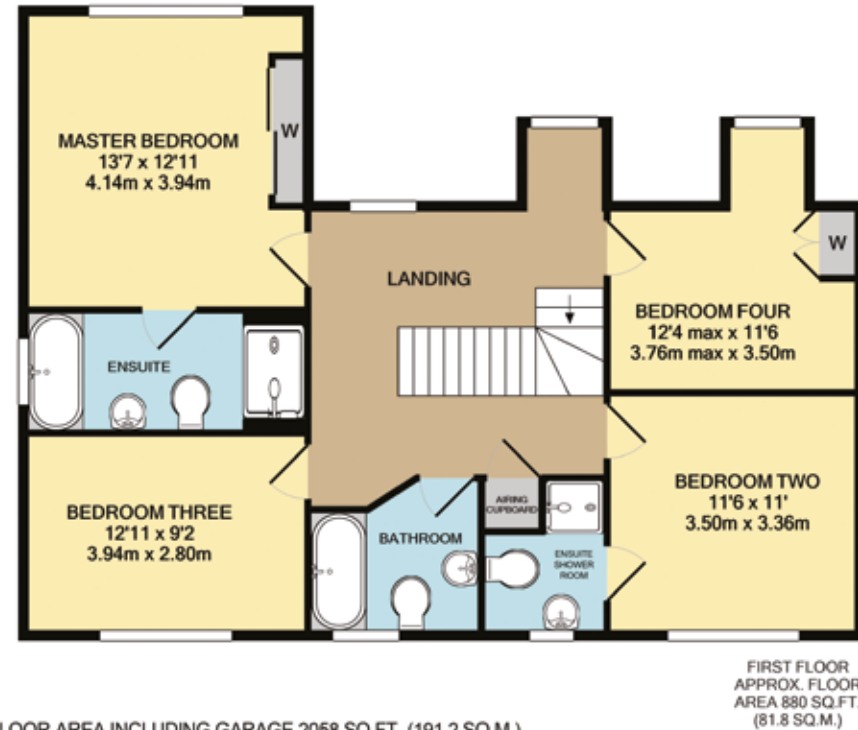
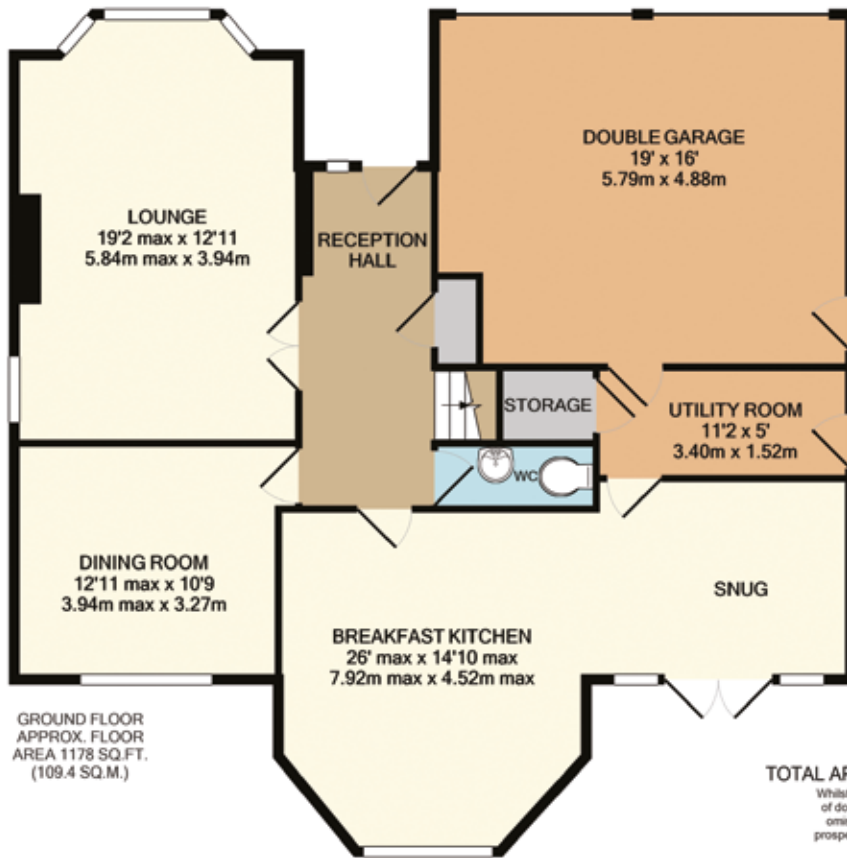
Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

Viewings

Strictly by appointment with GSC Grays - T: 01423 590500





TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2058 SQ.FT. (191.2 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

Very energy efficient - lower running costs	Current	Potential
(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		

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, 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 do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections 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 once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them 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.

Particulars written: August 2025

Photographs taken: July 2025