



WESLEY HOUSE 3 ALDBOROUGH ROAD  
Boroughbridge



GSC GRAYS

PROPERTY • ESTATES • LAND



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# WESLEY HOUSE 3 ALDBOROUGH ROAD

Boroughbridge, YO51 9EA

Centrally located in Boroughbridge, this beautiful 4 bedroom semi-detached property has been updated and extended by the current owners, and offers flexible space which is well positioned with a landscaped rear garden in one of the most sought after locations in the town.

## ACCOMMODATION

Located centrally in Boroughbridge  
Four bedrooms and three reception rooms  
Large landscaped garden to the rear  
Beautifully decorated throughout  
Perfect for families  
Integral garage  
Two bathrooms  
Close to all amenities



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## Wesley House

Wesley House is a much loved family home that has been well cared for and updated during the current owners tenure. Beautifully presented throughout, the property offers the prospective purchasers the opportunity to put their own stamp on this home re purposing the additional reception room to their personal needs. With stunning gardens to the rear the property briefly comprises:

Reception hall, sitting room, dining room, shower room, extended kitchen, large reception room. Principal bedroom with extensive storage, three further bedrooms, house bathroom.

## Outside

The property is approached via a tarmac driveway and to the side of this is a recently landscaped low maintenance garden area with walled boundaries. There is an integral store accessed through a garage door. To the side is a covered entrance/store area and this leads to the stunning rear garden. This is mainly laid to lawn but has numerous mature fruit trees, a circular patio area linked to the rear patio with a meandering path and mature borders. A delightful space that would perfectly suit young families.







### Situation and Amenities

Aldbrough Road is one of the most sought-after locations in Boroughbridge. It benefits from being on the doorstep of the wide and varied amenities found in the town. These include a range of independent high street shops, cafes, restaurants and public houses, leisure and hotel facilities, primary and secondary schooling. The town is easily accessible being situated just off Junction 49 of the A1M and the station at Thirsk (20 mins drive) which gives access to the East Coast Mainline and London Kings Cross.

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

This has been our lovely family home for over 20 years. We've really enjoyed the quiet of semi-rural living, along with the convenience of superb, vibrantly independent small-town high street, and all the other facilities right on our doorstep. The garden has been a source of joy for our son as he grew up, and ourselves (and the birds and-recently-hedgehogs!). We'll miss it but we are off to pastures new. However, we will leave happy and sure in the knowledge that it will make a fantastic home for another family.

### Local Authority and Council Tax

North Yorkshire County Council  
Council Tax Band D





## EPC

Rating

## Services and Other Information

All mains services are connected.

## 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 existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

## Viewings

Strictly by appointment with GSC Grays 01423 590500

## What3Words

///guarded.boat.outbound

## Particulars and Photographs

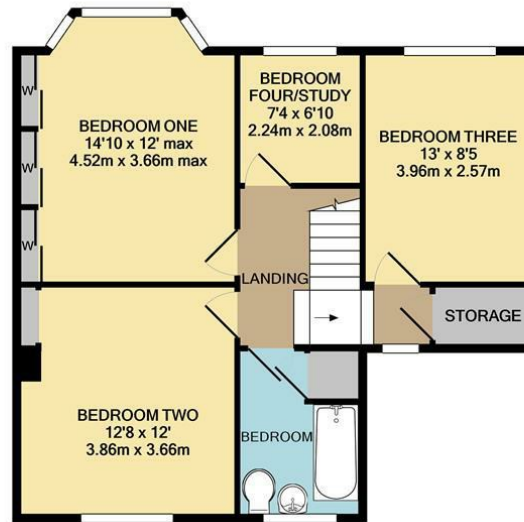
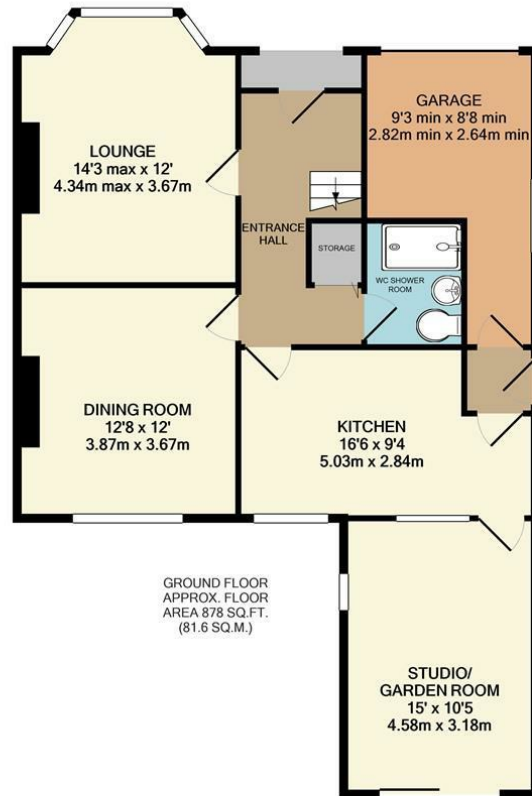
Photographs taken September 2025

Description written September 2025

## Disclaimer

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.



TOTAL APPROX. FLOOR AREA 1522 SQ.FT. (141.4 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>		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	70	76
	EU Directive 2002/91/EC	

