



1 THROSTLE CLOSE
Langthorpe, Boroughbridge



GSC GRAYS

PROPERTY • ESTATES • LAND

1 THROSTLE CLOSE

Boroughbridge, Yorkshire, YO51 9PN

A fantastic four bedroom executive home beautifully presented throughout and in genuine, show-home condition. Positioned at the front of this exclusive development, this Berkley De Veer home has been skilfully presented to create a home with the real wow factor.

ACCOMMODATION

Stunning home
Immaculate internally and externally
Four bedrooms
Three reception rooms
Two bathrooms along with one downstairs WC
Landscaped gardens
Perfect for a professional couples or a family
Single garage and driveway



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

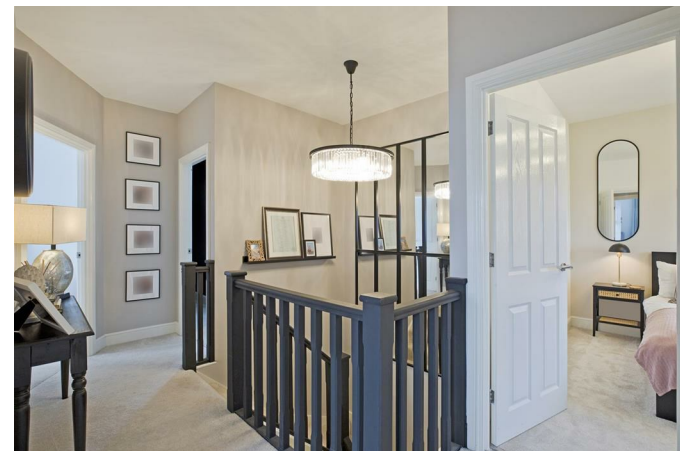
GSCGRAYS.CO.UK



Situation and Amenities

Langthorpe 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 doctors' surgery and dentist, and the town is a short drive 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 Edingburgh.





Description

Briefly comprising to the ground floor: reception hall, large cloakroom/w.c, dual aspect sitting room, fabulous office, a living-dining-kitchen which is a stunning multi-purpose area and would be a fantastic entertaining space. Off this is the excellent utility room. To the first floor the principal suite has a delightful bedroom, dressing area and ensuite shower room. There are three further bedrooms and the immaculate house bathroom.

To the front of the property is an enclosed lawn area and path accessed through a rustic timber gate. To the side of the property is an enclosed lawned garden and a paved patio which has been extended to incorporate the recently added covered entertaining area which is perfect for alfresco dining. The side garden offers a high degree of privacy with walls and trellis over and there are attractive raised beds to the side. The single garage is accessed via the drive to the rear which provides parking for a couple of vehicles. The garage has power and light and there are electric charging points to the side of the house.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of six months at a rental figure of £2000 per calendar month, payable in advance by standing order. In addition, a deposit of £2307076 shall also be payable prior to occupation.



Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior consent of the Landlord.

Local Authority and Council Tax Band

North Yorkshire Council

For Council Tax purposes the property is banded E

Services and Other Information

gas fired central heating with mains drainage, water, electricity and gas.

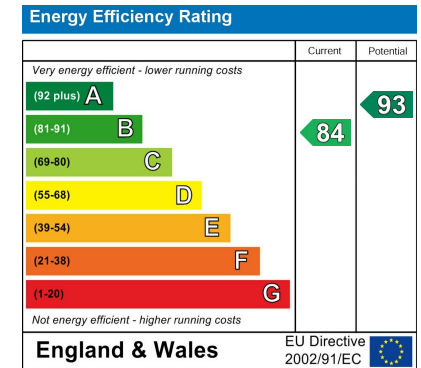
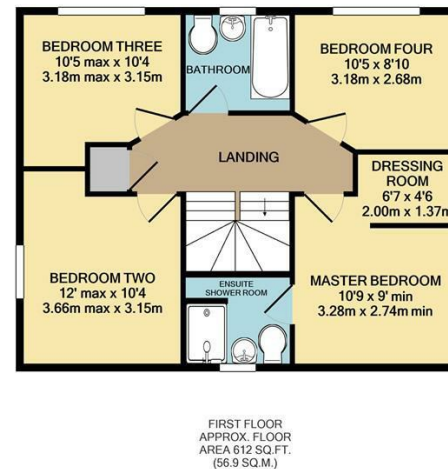
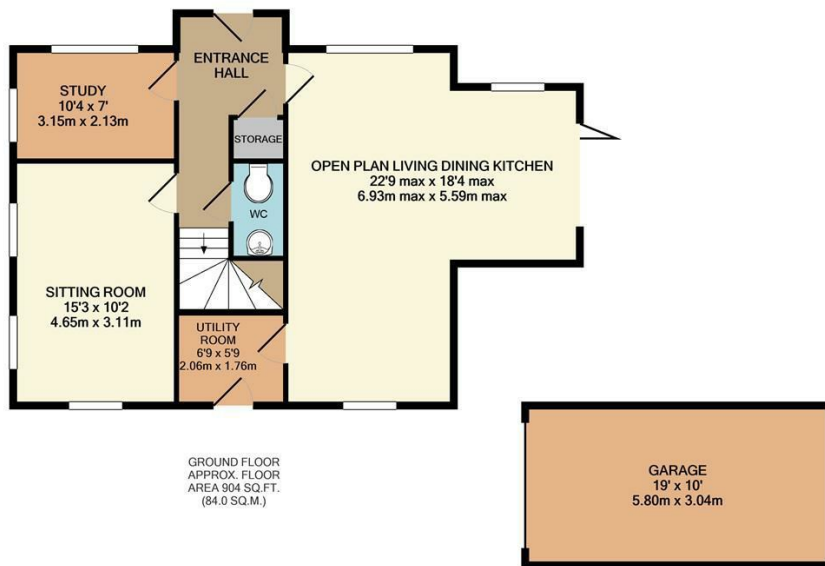
Viewings

Strictly by appointment only via the agents GSC Grays: 01748 897629.

Particulars and Photography

The particulars were updated October 2025

Photographs taken March 2024



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1326 SQ.FT. (123.3 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



DISCLAIMER NOTICE:

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

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.

