



THE TOPPINS VALUATION LANE
Boroughbridge, York



GSC GRAYS

PROPERTY • ESTATES • LAND

THE TOPPINS VALUATION LANE

York, YO51 9LJ

A super detached family home positioned centrally in Boroughbridge offering extended and updated accommodation with gardens and a range of outbuildings including office, double garage and workshop.

ACCOMMODATION

Four bedroom detached house
Recently extended with modern lantern roof
Three reception rooms
Two bathrooms
Double garage
Purpose built office
Separate workshop
Gardens to three sides



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The Toppins

The Toppins is a truly unique property. It is bound to attract attention from all quarters including those that wish to work from home as it has a purpose made office attached to the detached garage and those wishing to run a business due to the workshop and ample parking. The house itself is delightful, and has been a happy family home over the years. It has been skilfully updated and extended to create additional ground floor accommodation. This is in the form of a stunning dining/living area with lantern roof over and doors leading to the rear courtyard. The property currently comprises: Entrance hall, cloakroom/w.c, study/playroom, lounge, living dining kitchen, utility room. Principal bedroom with ensuite, three further bedrooms and house bathroom. There is a large attic room that the current owners use as a bedroom although does not have building regulations.





Outside

To the front of the property is a pretty low maintenance garden area. A timber gate leads to the enclosed rear courtyard which is perfect for alfresco dining. To the side of the property is a large walled garden which has been beautifully landscaped by the current owners, but could equally be used as a children's play area should the need arise. The property is approached off a private gravelled driveway accessed from Horsefair in Boroughbridge. There is hardstanding for a number of vehicles beyond which is the large workshop with electric supply. A separate timber access gate is positioned to the front of the workshop giving access onto Valuation Lane. The detached double garage is larger than average and is large enough for 2 4x4 vehicles. Beyond this is the self-contained office perfect for those working from home or alternatively as a hobby room.

Agents Note

There is a gravelled pathway providing pedestrian access between the property and the side garden giving a right of access to Valuation Lane for the residents of properties fronting Horsefair.



Situation and Amenities

The property is positioned centrally just off the Horsefair within the popular town of Boroughbridge. Within easy reach of the town centre and it's range of independent shops and variety of amenities. Morrisons supermarket is only a short distance away and the property is well placed for access onto the A1(M) where the business centres of West Yorkshire, Tyneside and Teesside are commutable. York and Harrogate are also within easy reach.

The Appeal of our Home - The Owners Insight

We love being so central in Boroughbridge with easy access to the shops, whilst also feeling like it's very private and hidden away.

Services and Other Information

The property is sold with all mains services.

Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Band E

EPC

EPC Rating D

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.

What3Words

///opera.slides.refilled

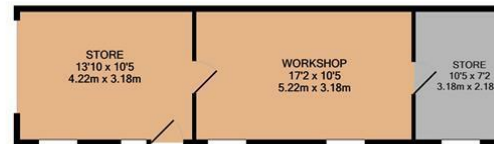
Viewings

Strictly by appointment with GSC Grays 01423 590500

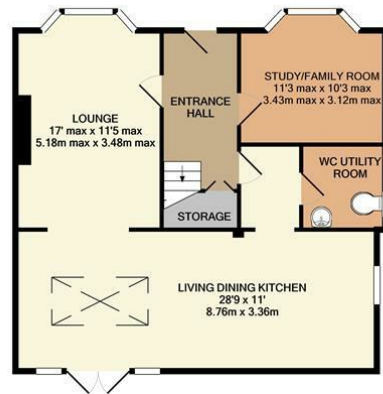
Particulars and Photographs

Particulars written - November 2025

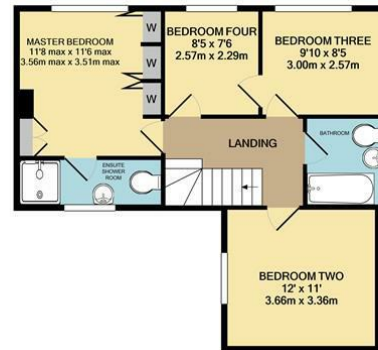
Photographs taken - November 2025



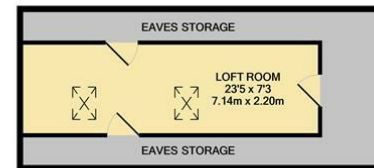
GARAGE & EXTERNAL BUILDINGS TOTAL APPROX. FLOOR AREA 910 SQ.FT (84.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 770 SQ.FT.
(71.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)




SECOND FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)

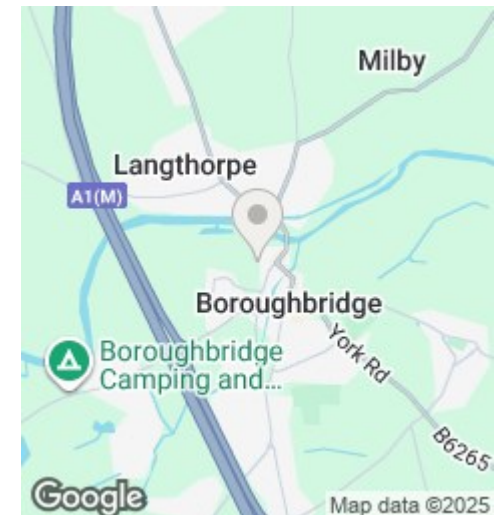


TOTAL APPROX. FLOOR AREA EXCLUDING SECOND FLOOR 1348 SQ.FT. (125.2 SQ.M.)

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 corrections 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.