



19 LADYWELL ROAD
Boroughbridge, York



GSC GRAYS

PROPERTY • ESTATES • LAND

19 LADYWELL ROAD

York, YO51 9HL

A super three bedroom detached property, offering flexible well maintained and updated accommodation, in a highly sought after location close to the centre of Boroughbridge with delightful gardens and garage.

ACCOMMODATION

Three bedroom detached house

Beautifully maintained and updated throughout

Stunning refitted kitchen

Two reception rooms one of which could be repurposed as a ground floor bedroom

Fantastic landscaped gardens to the rear

Driveway and garage

Wet room (under construction)

Suitable for a range of purchasers



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19 Ladywell Road

19 Ladywell Road is an immaculate three bedroom detached home in a popular location on an excellent plot. The accommodation is extremely flexible and the vendors have carefully updated throughout. The property would suite a variety of purchasers including those waiting to future proof a home with the repurposing of the dining room to a bedroom. The breakfast kitchen from Wren is bespoke and has more storage cupboards than your average kitchen, and the ground floor wet room will make a super addition once completed by the prospective purchasers.

Briefly comprising:

To the ground floor: reception Hall, large lounge, dining room/bedroom 4, breakfast kitchen.

To the first floor: Landing, bedroom one with extensive storage and fitted drawers, bedroom two with built in wardrobes, bedroom three and refitted house bathroom. There is substantial additional storage in the loft which has been insulated and boarded, accessed via a pull-down loft ladder through a hatch at the top of the first floor landing.





Outside

The property has a double width driveway providing off street parking. The garden to the front is laid to lawn with an attractive stone boundary wall. Beyond the driveway is the garage and to the rear of this space is a wet room under construction. There is a covered passage leading to the rear garden. This is a superb space which has been updated and landscaped with a combination of paved patios, lawns and storage shed together with substantial fixed garden lighting.

Situation and Amenities

The property is located on this extremely popular road and being withing easy walking distance of the town centre. It therefore benefits from the wide and varied amenities on offer from independent boutiques and eateries, to the usual high street stores. Morrissons supermarket is 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. The nearest stations are at Thirsk, Knaresborough and Cattal



The Appeal of our Home - The Owners Insight

This has proven to be a wonderful home being ideally positioned mid-way between York, Harrogate, Ripon and Thirsk. Surrounded by quiet country lanes and pathways for leisurely walks and cycling, the town provides easy access to fine bakeries, butchers, coffee lounges, public houses and multiple options for food.

During the Winter months the large lounge, with ample heating, is warm and cosy and a wonderful space for entertaining or relaxing. Throughout the warmer months the garden provides an idyllic retreat to relax and enjoy, with use extended throughout the year by thoughtfully positioned functional and ambient fixed lighting. There is ample space for storage in the kitchen, loft, garage and garden which proves very useful for keeping the house organised.

Services and Information

All mains services are connected to the property.

Local Authority and Council Tax Band

North Yorkshire County Council
Council Tax Band E

EPC

Rate 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.

Viewings

Strictly by appointment with GSC Grays - t: 01423 590500

What3Words

///purest.laces.jars

Disclaimer

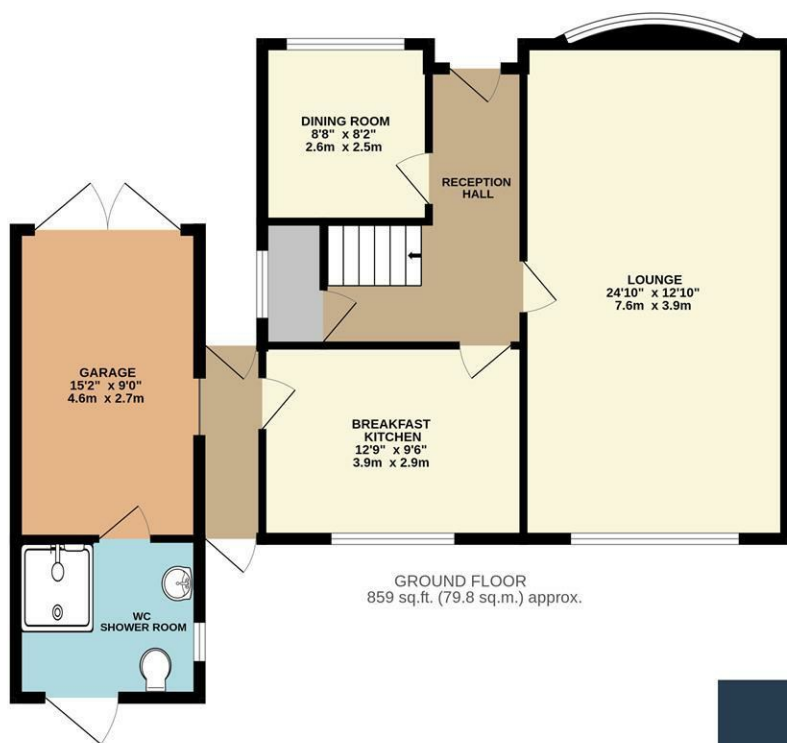
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Particulars and Photographs

Particulars written – August 2026

Photographs taken – August 2026

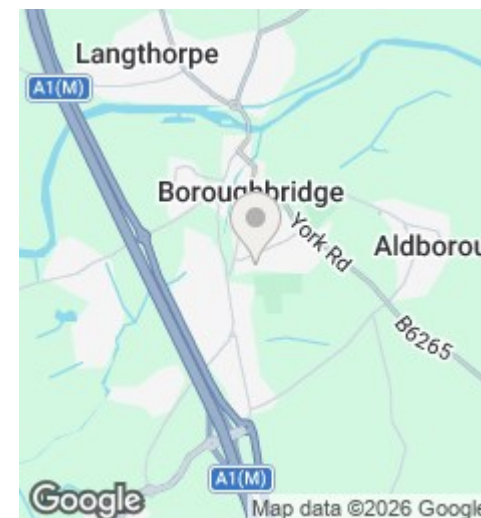


TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1382 SQ.FT. (128.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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