

37 WATERSIDE
Langthorpe, York

GSC GRAYS
PROPERTY • ESTATES • LAND

37 WATERSIDE

Langthorpe, Boroughbridge YO51 9GE

A stunning 2 bedroom ground floor apartment forming part of a Grade II converted Laundry Tower with original high ceilings, beautifully presented throughout with driveway, garage and off street parking. and fantastic private terrace.

ACCOMMODATION

A stunning ground floor apartment in a gorgeous location
Beautifully appointed throughout
Two bedrooms and two bathrooms
Conversion from Victorian laundry with original high ceilings throughout
Paved raised terrace with river views
Perfect for downsizers and professional couples
On-street parking and garage
Deceptively spacious throughout

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GSCGRAYS.CO.UK





37 Waterside

37 Waterside is a fabulous ground floor apartment offering immaculate two bedroom accommodation which would suit a variety of purchasers from professional couples to downsizers alike. The characterful accommodation combines original features such as high ceilings and is immaculately presented throughout.

Briefly comprising:
Entrance Hall, Kitchen, Living/Dining Room with doors leading out onto the enclosed terrace, principal bedroom with ensuite shower room and built in wardrobe, double guest bedroom and house bathroom.

Outside

The property has a tarmac driveway leading to the attached garage with electric up and over door. The garage has a useful mezzanine storage space with power and light.
The paved terrace seating area has fabulous views over the river and is accessed via French doors from the living room and externally via steps at the end of the terrace.















Situation and Amenities

Waterside is a delightful development within walking distance from the centre of Boroughbridge in the village of Langthorpe. The development has a degree of exclusivity and is highly sought-after. There is a mix of property types including apartments in the Maltings, modern town houses along with conversions of original buildings. This means that there is a mix of ages on the development and makes for a fantastic community. There are many events that take place throughout the year which the residents participate in.

The Appeal of 37 Waterside

Living at 37 Waterside offers a perfect blend of style, space, and tranquillity. The wonderfully tall ceilings and expansive windows flood the ground-floor apartment with natural light, creating an immediate sense of openness. Every room feels incredibly generous, and offers plentiful storage. French doors in the lounge offer peaceful river views providing a calming backdrop to daily life, while the private terrace is a wonderful spot for outdoor living and watching the world go by. Best of all, it perfectly balances quiet seclusion with effortless connection—sitting just a short, level stroll from the vibrant shops and social spots of Boroughbridge, with beautiful countryside and riverside walks right on the doorstep.

Services and Other 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 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.

Tenure
Leasehold for the remainder of 999 years from January 1999.

The annual service charges of "The Moorings" - £125 per annum and "Laundry Tower" - £1,200 per annum

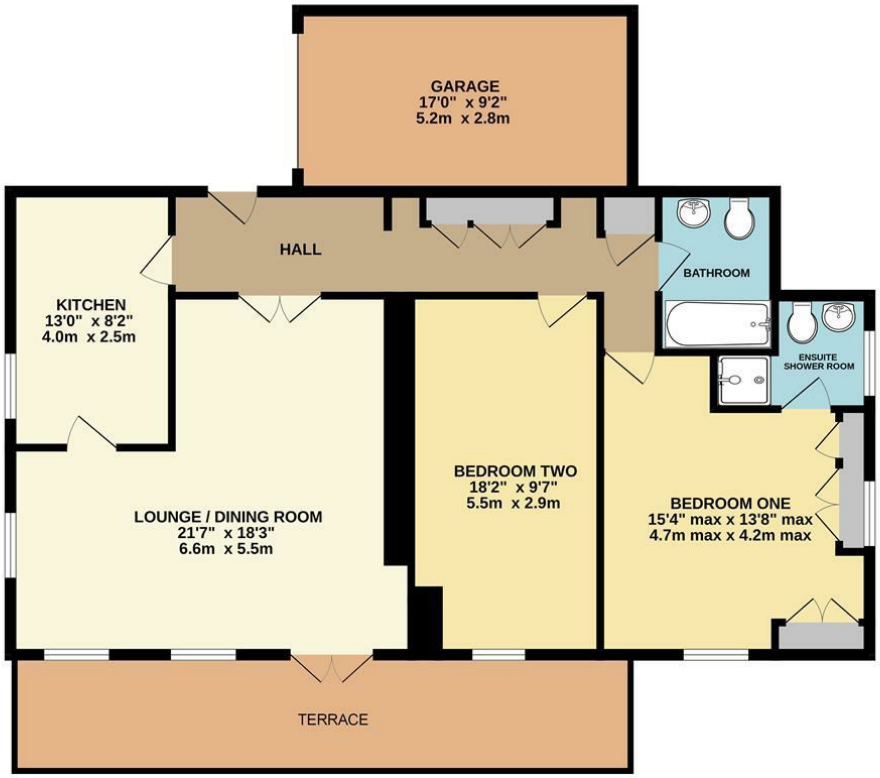
Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

What3Words
///imply.momentous.benched

Viewings
Strictly by appointment with GSC Grays 01423 590500

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.

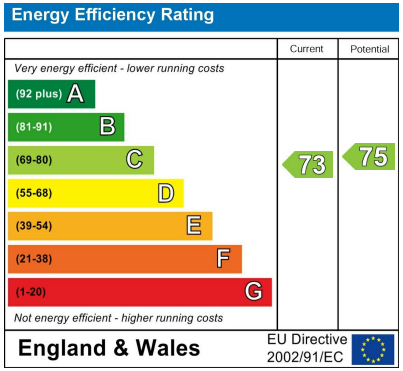
Particulars and Photographs
Particulars written – October 2026
Photographs taken – October 2026

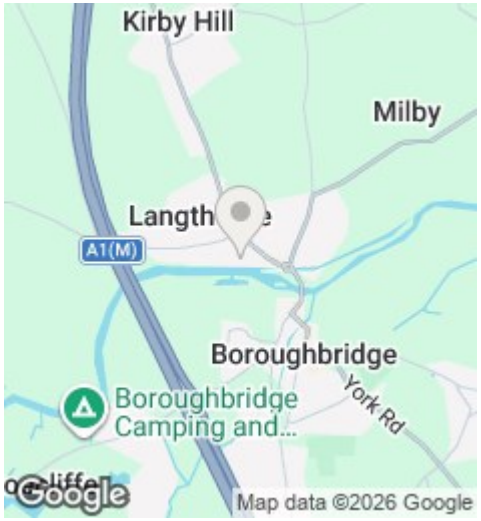


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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE/EXCLUDING TERRACE 1140 SQ.FT. (105.9 SQ.M.)

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.





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