



## 11 MALLARD WALK

BOROUGHBRIDGE | YORK | NORTH YORKSHIRE | YO51 9LQ



*11 Mallard Walk enjoys a prime position in one of Boroughbridge's most desirable residential areas, a tree-lined cul-de-sac that offers peace, privacy, and charm, all just a short stroll from the vibrant town centre of Boroughbridge.*

*This beautifully presented and well-proportioned contemporary home is traditionally built, showcasing red brick elevations beneath a clay pantiled roof.*

*The interior of the property boasts generous, light, living spaces arranged over two floors, perfectly suited for modern family living.*

*A highlight of this lovely home is the sheltered, landscaped gardens, perfect for al fresco dining, entertaining, or simply relaxing in the afternoon and evening sun.*

*The property also benefits from a private drive providing ample off-road parking, in addition to the integral double garage offering excellent storage and secure parking.*

## ACCOMMODATION

### GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Breakfast kitchen
- Snug
- Utility room
- Cloakroom

### FIRST FLOOR

- Light and spacious landing
- Principal bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Two further double bedrooms
- House bathroom

### EXTERIOR

- Private driveway
- Off-road parking
- Integral double garage
- Front garden
- Rear gardens
- Dining and entertaining terraces

The reception hall is bright and welcoming, with warm wood flooring, neutral décor, and modern ceiling lighting creating a clean, contemporary feel. Natural light enters through the part-glazed front door and side panels, enhancing the sense of space. A carpeted staircase with white balustrades and a polished wooden handrail leads to the first floor, while a ground-floor cloakroom is conveniently positioned off the hall. A decorative radiator cover provides a practical display surface, with space for occasional furniture. The hallway offers a natural flow to the principal reception rooms, making it both functional and ideal for everyday living and entertaining, while setting a strong first impression on arrival.









The sitting room is an elegant and inviting space, beautifully styled and well-proportioned for both everyday living and entertaining. Soft neutral décor and plush carpeting create a calm, refined atmosphere, complemented by contemporary ceiling lighting that provides excellent ambient light. A central feature is the attractive fireplace with a decorative stone surround, forming a natural focal point to the room. Large windows allow plenty of natural light while maintaining a sense of privacy. The room comfortably accommodates a variety of seating arrangements. Tasteful finishes, coordinated furnishings, and a balanced layout give the room a warm yet polished feel, making it an ideal principal reception room for relaxation and entertaining.





The dining room is a stylish and well-defined space, ideal for both formal dining and entertaining. It features timber flooring and neutral wall finishes, creating a warm yet refined backdrop. A central dining area sits beneath a striking contemporary pendant light, forming a clear focal point to the room. A large window provides excellent natural light, enhancing the sense of space, while the room comfortably accommodates a generous dining table with ample circulation space. Well-proportioned and thoughtfully laid out, the dining room offers a practical and elegant setting that complements the principal reception spaces of the home.







The snug, situated just off the breakfast kitchen, provides a comfortable and versatile additional reception space, ideal for everyday relaxation. Thoughtfully arranged and well-proportioned, it offers a more informal setting that complements the main living areas of the home. Built-in shelving and bespoke cabinetry create a defined focal point and provide practical storage, while French doors open directly onto the terrace and gardens, allowing excellent natural light and a seamless connection to the outdoor space. Well placed within the layout, the snug works perfectly as a quiet retreat or family sitting area, with easy access to both the kitchen and garden for relaxed, day-to-day living.







The breakfast kitchen is a bright and beautifully appointed space. It features an extensive range of stylish fitted cabinetry in a soft, neutral finish, arranged to maximise storage and worktop space. A full range of integrated appliances is seamlessly incorporated, including double ovens, a gas hob with extractor, dishwasher, and additional built-in units, creating a clean and streamlined appearance. Complementary granite work surfaces and co-ordinated splashbacks complete the practical yet elegant design. Recessed ceiling lighting enhances the sense of space, while the layout allows ample room for a breakfast table or casual dining area. The kitchen flows naturally into the adjoining snug, reinforcing its role as a sociable hub of the home.





## FIRST FLOOR

The first-floor galleried landing is a spacious and attractive central feature of the home, providing a sense of openness and excellent circulation to the bedroom accommodation. It is finished with neutral décor and carpeting, creating a calm and cohesive feel. The landing overlooks the staircase via white balustrades with a polished wooden handrail, allowing natural light to filter through the space. Well-proportioned in design, it comfortably accommodates additional furniture, such as a desk or reading area, enhancing its practicality. From this central hub, the bedroom accommodation flows naturally, with doors leading to the principal bedroom, further bedrooms, and the family bathroom, making the layout both functional and well balanced.





# 11 Mallard Walk, Boroughbridge

Approximate Gross Internal Area  
Ground Floor = 1178 sq ft / 109.4 sq m  
First Floor = 880 sq ft / 81.8 sq m  
Total = 2058 sq ft / 191.2 sq m  
(Including Double Garage)

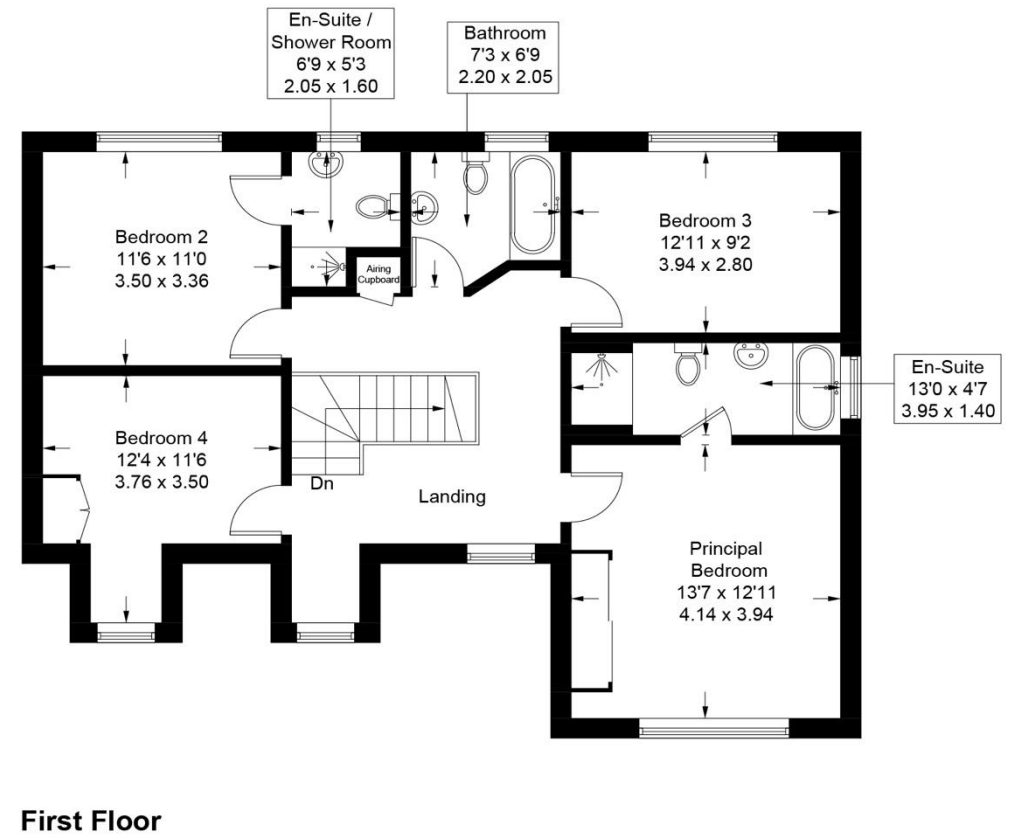
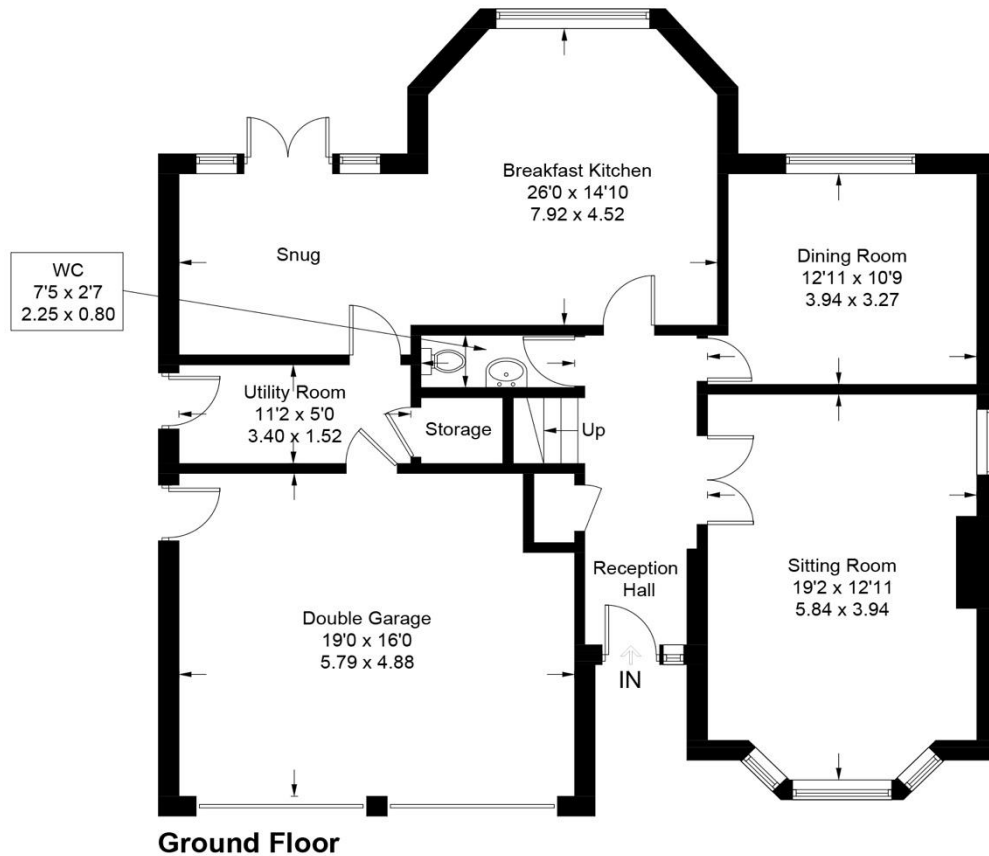


Illustration for identification purposes only, measurements are approximate, not to scale.





I SAID A HIP HOP  
THE HIPPIE THE  
HIP-HOP AND YOU  
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SAY UPJUMP THE  
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RHYTHM OF THE  
BOOGIE THE BEAT.



*The principal bedroom is an impressive and generous space, finished in soft neutral tones that create a calm and relaxing atmosphere. The room offers excellent proportions, allowing ample space for bedroom furniture, and benefits from built-in mirrored wardrobes providing practical storage while enhancing the sense of light and space. Large windows allow plenty of natural light to fill the room, completing the comfortable and inviting feel.*

The en-suite bathroom is stylishly appointed and fully tiled, featuring modern white sanitary ware comprising a large walk-in shower, panelled bath, wash hand basin, and WC. Contemporary fittings, recessed lighting, and a window for natural ventilation combine to create a bright, well-designed space that complements the principal bedroom perfectly.







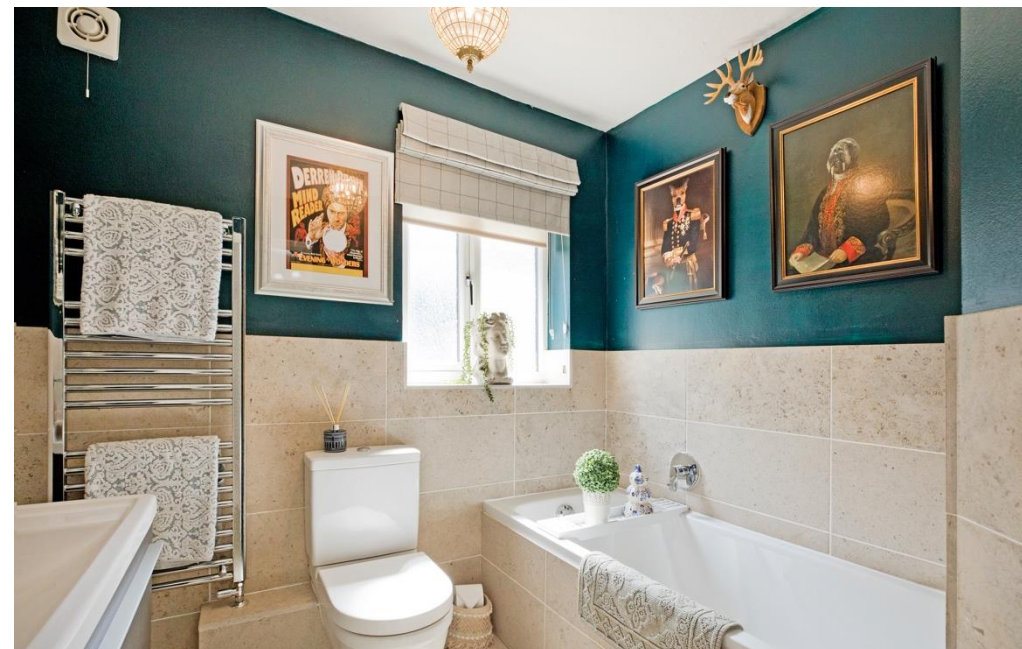
The guest bedroom is an attractive and generously sized double room, finished in soft neutral tones that create a calm and elegant setting. The room enjoys excellent natural light and offers a well-balanced layout with ample space for bedroom furniture, making it a comfortable and inviting retreat for guests. The en-suite shower room is thoughtfully designed and finished to a high standard, featuring a walk-in shower, wash hand basin, and WC. Fully tiled and complemented by quality fittings, it also benefits from a window providing natural light and ventilation, adding to the sense of comfort and privacy.





The additional two double bedrooms are both generous in size and currently arranged as children's rooms, each offering excellent flexibility for future use. Bright and well proportioned, they provide ample space for beds, storage, and study areas, making them equally well suited as guest bedrooms, teenager rooms, or home offices as requirements change.

The house bathroom is well appointed and finished to a high standard, featuring a modern white suite comprising a panelled bath with shower attachment, wash hand basin, and WC. Half-tiled and complemented by contemporary fittings, the room also benefits from a window providing natural light and ventilation, creating a practical and comfortable family bathroom that serves the remaining bedrooms with ease.













## GARDENS AND GROUNDS

*Set within a peaceful no-through road, Mallard Walk is a highly regarded residential enclave known for its friendly community and quiet surroundings. This popular location offers a relaxed lifestyle just a short and easy walk from the town centre, with schools, shops and other amenities conveniently close by.*

The property is approached via a private driveway providing generous off-road parking and access to the double garage. The frontage is attractively set back and framed by a well-tended lawn, mature planting, and established trees, creating a sense of privacy and an immediate feeling of arrival. Thoughtfully arranged shrubs and borders soften the façade and enhance the home's welcoming presence.

To the rear, the principal gardens are a particular highlight, having been carefully landscaped to create a series of distinct yet flowing outdoor spaces. Directly adjoining the house is a paved terrace, ideally positioned for al fresco dining and entertaining, with views across the garden. Beyond, the lawn is interspersed with shaped borders, specimen planting, and ornamental trees, providing colour and interest throughout the seasons.

A charming pergola walkway leads through the garden to more secluded seating areas, offering quiet corners for relaxation and entertaining, while gravel paths add structure and definition. Mature planting and boundary screening create a high degree of privacy, giving the garden a peaceful, enclosed feel. Overall, the gardens are beautifully balanced, combining practicality with a sense of retreat and making them a standout feature of the property.





## LOCATION

Situated just a short, level stroll from the property, Boroughbridge offers the perfect blend of small-town charm and everyday convenience. With its historic market square, independent shops, welcoming cafés, and traditional pubs, the town exudes a warm and friendly atmosphere that instantly makes you feel at home.

Residents enjoy a thriving community spirit and a relaxed pace of life, all while having excellent amenities right on the doorstep. From a well-stocked supermarket and reputable local schools to a modern health centre and leisure facilities, everything you need for daily living is within easy reach.

For those who love the outdoors, the picturesque River Ure winds its way through the town, offering scenic walks, cycling routes, and peaceful green spaces.

Boroughbridge is also perfectly placed for exploring the beautiful Yorkshire countryside and nearby attractions such as the ancient Roman site of Aldborough and the stunning ruins of Fountains Abbey.

Boroughbridge is well-connected, with quick access to the A1(M), making it an ideal base for commuters to Harrogate, York, Leeds, or further afield. Living here offers the rare combination of modern comforts, superb transport links, and a genuine small-town community atmosphere.

### EDUCATION

Families in Boroughbridge benefit from a strong selection of educational options at all levels. The town is served by Boroughbridge Primary School and Boroughbridge High School, both conveniently located and offering a supportive, community-driven environment.

Just outside the town, Roecliffe Church of England Primary School provides a nurturing village school experience with small class sizes and a strong emphasis

on personal development. Rated 'Good' by Ofsted, it consistently performs above local and national averages.

For those exploring independent or selective options, the region is home to several highly regarded schools. Queen Ethelburga' and Cundall Manor School offer first-class private education, while Ripon Grammar School provides a top-performing state-funded grammar school experience.

With such a diverse and high-quality educational landscape, Boroughbridge is an ideal base for families seeking strong academic and pastoral support for children of all ages.

### SPORTS AND RECREATION

Boroughbridge offers a variety of sports and recreation options for all ages. The Boroughbridge Leisure Centre features a multi-sports hall and outdoor pitches for football, rugby, hockey, netball, and more.

Nearby, the Crown Leisure Club at The Crown Hotel includes a gym, 12m indoor pool, sauna, steam room, and Jacuzzi, with memberships available. The town also has an active LTA-affiliated tennis club with three courts, coaching, and league play for both juniors and adults.

For community sports, Boroughbridge Sports Association supports local football and cricket clubs.

### TRANSPORT LINKS

#### ROADS:

Boroughbridge benefits from excellent road and public transport links. It sits just off Junction 48 of the A1(M), providing fast access north to Newcastle and Scotland or south to Leeds and London. The A6055 runs through the town, offering local connectivity to Knaresborough and Ripon, while the B6265 links Boroughbridge to Ripon and onward to Harrogate and York. Key nearby destinations include York (35 mins), Harrogate (25 mins), and Leeds (45 mins) by car.

For public transport, the town is served by regular bus services, including the 21 (to Knaresborough), and the 82–84 (connecting to Ripon and York), with stops in the town centre.

#### TRAINS:

Boroughbridge is well-positioned for rail access via three nearby stations. The closest is Cattan, about 15 minutes away by car, offering regular services to York, Harrogate, and Leeds on Northern's Harrogate Line. Though unstaffed, it has basic facilities and provides a convenient option for regional travel.

Thirsk Station, just 12 miles (around 15 minutes) from Boroughbridge, sits on the East Coast Main Line. It offers direct services to London King's Cross (around 2 hours 15 minutes) via Grand Central, as well as frequent connections to Middlesbrough and the northeast via TransPennine Express.

For broader national travel, York Station (about 19 miles away) is a major hub with fast, frequent trains to London, Newcastle, Edinburgh, and other major cities. With easy road access to all three stations, Boroughbridge is well connected for both local and long-distance rail journeys.

#### AIRPORTS:

Boroughbridge is conveniently located for access to several airports. The nearest is Leeds Bradford Airport, just 19 miles away, around a 40-minute drive. It's ideal for domestic and short-haul European flights.

For wider international travel, Manchester Airport is about 1 hour 25 minutes away by car, and Newcastle International Airport is around a 1 hour 30 minutes drive. Both offer a broad range of global destinations.







**Method of Sale:** The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

**Services:** Mains electricity, water and drainage. Gas fired central heating.

**Fixtures and fittings:** All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

**Covenants, Easements, Rights of Way:** The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

**Energy Performance Certificate:** Rating C: Full copy of the energy performance certificate is available upon request.

**Tenure and Possession:** The property is offered for sale freehold with vacant possession upon completion.

**Mileages:** Ripon 7 mile, Harrogate 10 miles, Easingwold 11 miles, Thirsk 13 miles, York 18 miles (All mileages are approximate)

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