



SOUTHSIDE

SPRINGFIELD ROAD | BOROUGHBIDGE | YORK | NORTH YORKSHIRE | YO51 9AZ

Situated in a well-established residential area of Boroughbridge, Southside, is a detached family home built in 1966 and brought to the market for the first time. The property offers light and spacious accommodation throughout with excellent potential for modernisation.

Set within mature, well-established gardens, the property enjoys a pleasant setting with a private driveway leading to a detached garage, providing ample off-street parking. The house itself offers well-proportioned rooms and a bright, airy layout, presenting an exciting opportunity for purchasers to update and personalise to their own tastes.

Externally, the gardens provide attractive outdoor space with lawns, shrubs and planting.

Southside represents a rare opportunity to acquire a solidly built home in a desirable Boroughbridge location, with scope to modernise and create a superb family property in an established and sought-after neighbourhood.

Please note that planning permission has been granted for the construction of a dormer bungalow to the west of the property.

ACCOMMODATION

GROUND FLOOR

- Entrance porch
- Reception hall
- Sitting room
- Garden room
- Kitchen
- Cloakroom

FIRST FLOOR

- Landing
- Two double bedrooms
- Single bedroom
- Bathroom

EXTERIOR

- Private driveway
- Off-road parking
- Detached garage with workshop/potting shed
- Front garden
- Rear garden
- Dining terrace

The internal accommodation is entered via the entrance porch, leading to a welcoming and spacious reception hall. Natural light filters in through a side window, highlighting the staircase rising to the first floor with its painted balustrade and timber handrail.

The hall provides access to the principal ground floor rooms and a useful cloakroom. With its generous proportions and neutral décor, the space offers excellent potential to update and create an attractive and practical entrance to the home.





The sitting room is a generous and light-filled reception space, enjoying a dual aspect with a large front-facing window and glazed doors opening through to the adjoining garden room. The room offers ample space for both seating and dining areas and features a central fireplace with a marble surround and fitted electric fire, creating a natural focal point.

To the rear, the sitting room flows into the garden room with extensive glazing that allows natural light to pour in while offering attractive views over the south facing rear garden. With doors opening directly onto the mature well stocked gardens, which are a particular delight in the summer months, this room provides a pleasant spot to relax and enjoy the outlook throughout the seasons, while also offering potential for updating to create a superb additional living area.



The kitchen is a good-sized and practical space with a range of fitted cupboards and work surfaces, along with a sink unit positioned beneath a window overlooking the rear garden. The room enjoys plenty of natural light and provides ample space for everyday cooking and household tasks. The solid fuel Rayburn, new 2022, provides a traditional focal point within the room and adds character. There is also space for freestanding appliances and direct access to the outside via a half-glazed stable door.

In addition to the main kitchen area, the property benefits from a useful walk-in pantry, providing excellent storage, together with a separate store, further enhancing the practicality of the space.

While functional as it stands, the kitchen offers excellent scope for modernisation and reconfiguration to create a contemporary kitchen suitable for modern family living.



A staircase rises from the reception hall to the first-floor landing, featuring a painted balustrade with timber handrail. The landing is well lit by a side window which allows natural light to filter through the space, creating a bright and welcoming feel.

The landing provides access to the bedrooms and family bathroom, with space for occasional furniture if required. With its neutral décor and pleasant natural light, the area offers a practical central point for the first-floor accommodation



The first floor provides three bedrooms, comprising two well-proportioned double bedrooms and a single bedroom.

The principal bedroom is a particularly generous room featuring a large front-facing window that allows plenty of natural light and offers an open outlook. One wall is fitted with a range of built-in mirrored wardrobes, providing extensive storage.

The second double bedroom is also a comfortable and bright space offering plenty of space for bedroom furniture. The bedroom benefits from a built-in full height wardrobe/cupboard.

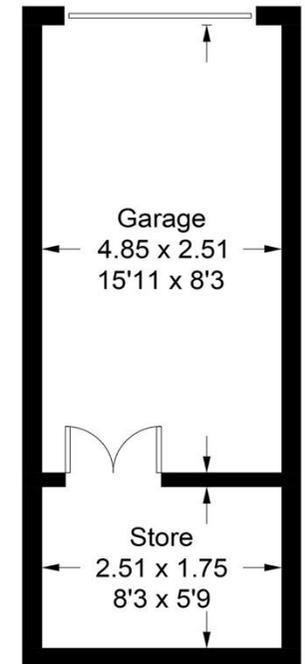
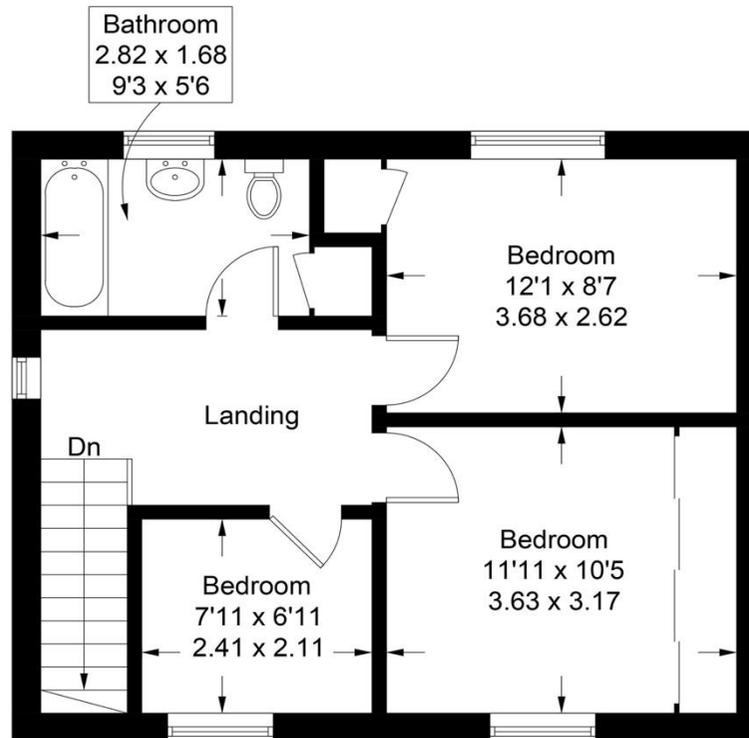
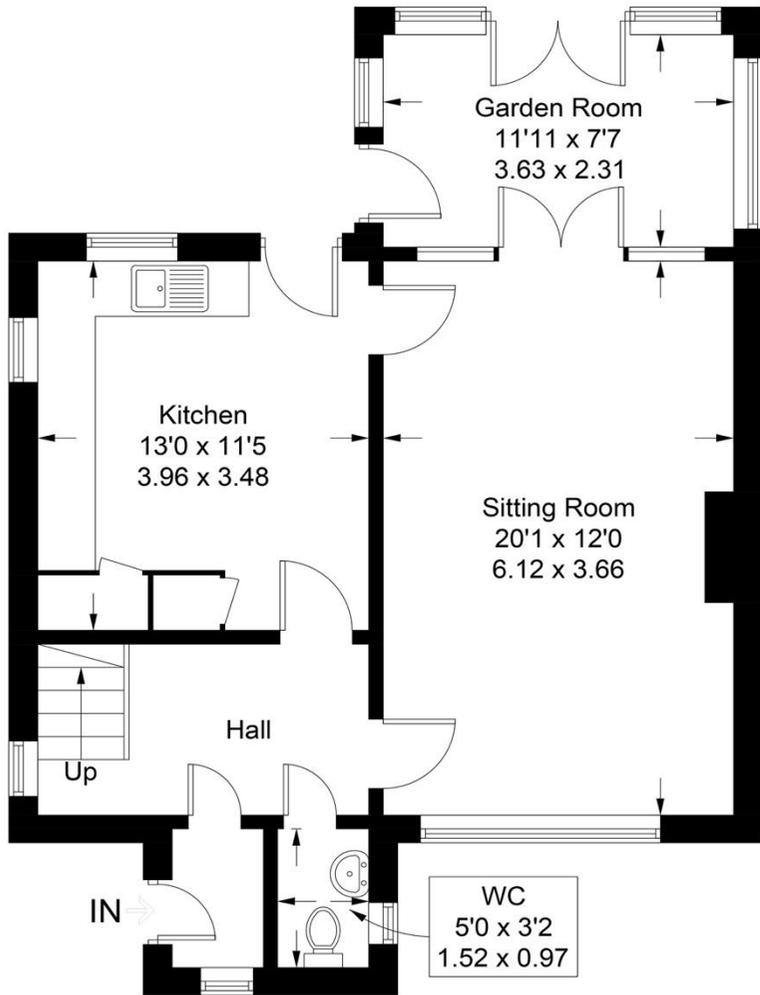
The third bedroom is a single room, ideal for use as a child's bedroom, nursery or home office.

Completing the accommodation is the family bathroom, fitted with a bath with shower attachment, pedestal wash basin and WC. The room is fully tiled and benefits from a window providing natural light and ventilation.



Southside, Springfield Road, Boroughbridge

Approximate Gross Internal Area
 Ground Floor = 607 sq ft / 56.4 sq m
 First Floor = 468 sq ft / 43.5 sq m
 Garage / Store = 182 sq ft / 16.9 sq m
 Total = 1257 sq ft / 116.8 sq m



(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor

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

GARDENS AND GROUNDS

Southside is approached via a private driveway providing off-street parking and leading to a detached garage and workshop, both with electricity and an outside tap. A gated entrance opens onto the front garden, which is mainly laid to lawn and bordered by established hedging and planting, creating an attractive and welcoming frontage.

To the rear, the property enjoys a delightful south-facing garden, offering a high degree of privacy and plenty of sunshine throughout the day. The garden is predominantly laid to lawn and complemented by well-stocked borders, mature shrubs and shaped hedging, creating a pleasant and established outdoor space ideal for relaxing or gardening.

The garden also provides a charming outlook from the garden room and sitting room, enhancing the sense of connection between the house and the outdoor space.

It should be noted that planning permission has been granted for the construction of a dormer bungalow to the west of Southside.



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 dubs.

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 Cattal, 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.

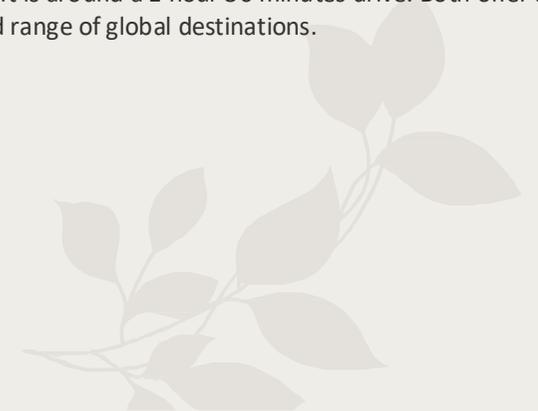
For broader national travel, York Station (about 19 miles away) is a major hub with fast, frequent trains to London, Newcastle, Edinburgh, and other major cities.

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, gas, water and drainage. Electric storage heaters provided the heating. A Raeburn stove provides hot water.

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 E: 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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