



NEW DEVELOPMENT - MEADOW GARDENS, LITTLE OUSEBURN, YO26



A new development of just four beautifully crafted homes.

The four newly built homes are split into two pairs of large semi detached homes with far reaching country views.

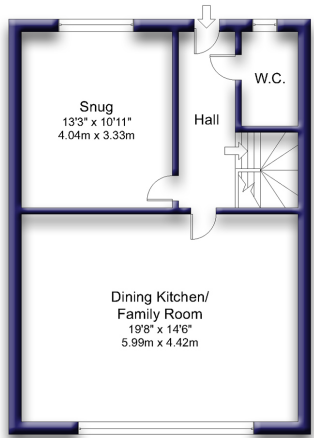
The properties all benefit from modern tech and energy efficiencies. The heating system is zoned throughout the homes driving efficiency and cost savings and the ground floor is fully underfloor heated. There are also eco friendly and cost efficient air source heat pumps deployed in all the homes, excellent insulation including sound insulation between the properties and of course double glazed windows throughout.

Each house has a stunning open plan dining kitchen. The kitchen is packed with high end appliances, beautiful work surfaces, plenty of storage and sympathetic colour tones on the units to marry perfectly with the flooring. There is then plenty of further space for dining or perhaps casual seating. The kitchen is without question well above the traditional new build spec at this price point and delivers a fantastic social feel, it is the hub of the house.

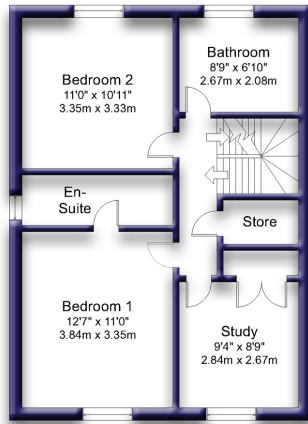


Tenure	Local Authority	Council Tax Band	EPC Rating
Freehold	North Yorkshire Council	TBC	SAP

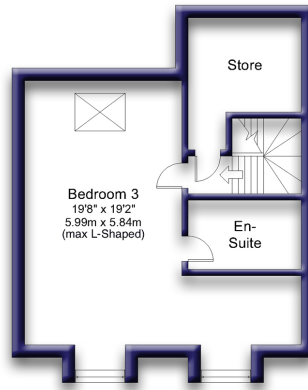




Ground Floor

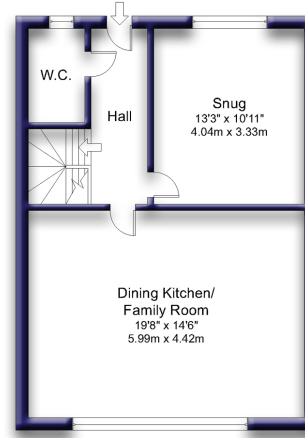


First Floor

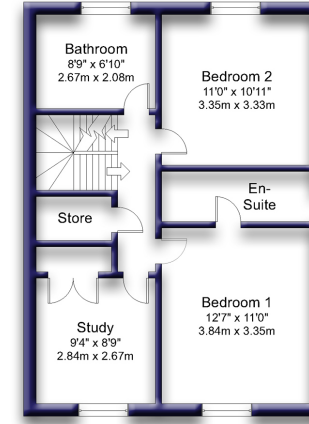


Attic Floor

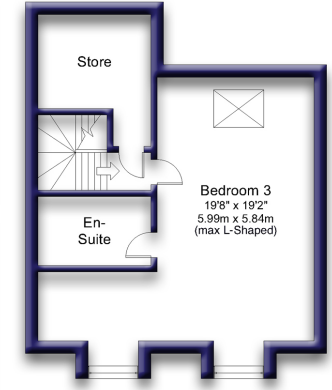
PLOT 1



Ground Floor

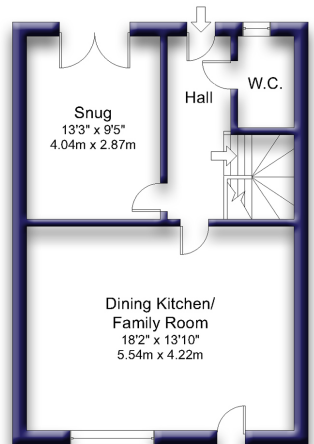


First Floor

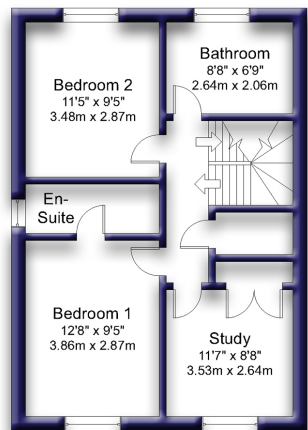


Attic Floor

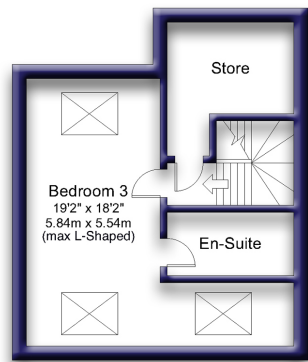
PLOT 2



Ground Floor

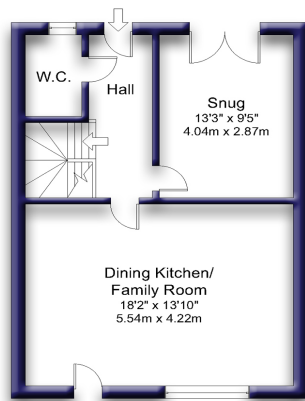


First Floor

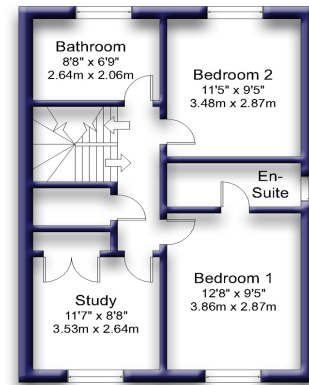


Attic Floor

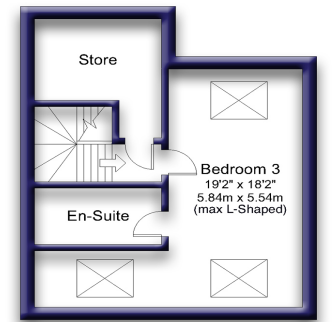
PLOT 3



Ground Floor



First Floor



Attic Floor

PLOT 4



Property Description

The ground floors then benefit from a good size family living room along with downstairs WC.

There are two further floors accessed by a beautifully crafted staircase. The first floor offers three bedrooms, one with en-suite as well as a beautifully finished house bathroom with tub and shower over. There is a tasteful carpet running throughout the top two levels and the views from the rear bedrooms are stunning and take in a full sun set over rolling farmers fields.

The second floor offers the 'hideaway' principle suite. It is substantial in size, totally private and an incredible place to relax. There is of course the en-suite to this room too with walk in shower and beautiful tiling throughout.

Finally there is a very handy and huge store cupboard on this level.

Externally each house has its own good size private garden positioned perfectly to maximize the sun orientation. Each house has designated parking for two cars and there is additional shared parking bays for guests.

Overall the quality of the build, attention to detail and finish are a very rare find for a new build and viewing advised to appreciate in full. Do enjoy the photo reel and be sure to book your viewing as we anticipate strong demand in these lovely new build homes.



Location (YO26 9TJ)

Little Ouseburn has excellent local schools, country walks from the doorstep and easy commuter connections situated just a short drive from the A1 and centrally positioned to easily access York, Harrogate or Leeds. There are also local rail connections to the major centres and further connections from there to London/Scotland. The pretty local town of Boroughbridge is just a couple of miles away where one can find independent shops, artisan cafes, butchers, restaurants, supermarkets and much more.





PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

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Particulars dated December 2023. Photographs and videos dated December 2023.

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