



1 The Close
Minskip, Boroughbridge, York, YO51 9JG
£1,450 Per month

SET WITHIN THE VILLAGE OF MINSKIP WITHIN CLOSE PROXIMITY TO BOROUGHBRIDGE AND THE A1M

VERY WELL PRESENTED WITH MODERN INTERIOR
FOUR BEDROOMS WITH MASTER BEDROOM ENSUITE,
SITTING ROOM WITH WOOD BURNING STOVE AND DOUBLE DOORS LEADING OUT ONTO A
SECURE PRIVATE GARDEN AREA
MODERN KITCHEN WITH UTILITY AREA, GROUND FLOOR WC
FURTHER GARDENS TO FRONT AND SIDE ALONG WITH PARKING FOR A NUMBER OF VEHICLES.
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Summary

Nestled in the charming village of Minskip, York, this delightful house on The Close offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed sitting room provides a welcoming atmosphere, perfect for entertaining or relaxing after a long day.

The property offers a reception hall, guest cloaks/wc, a spacious sitting room with a Log burner set in a fire surround and a walk-in bay window used as a dining area. Double-opening doors lead out to the patio. Useful under-stairs cupboard.

The kitchen forms the heart of the property, featuring good-quality units, a Belfast sink, an integrated dishwasher, a 4-ring induction hob, a fan-assisted oven and grill with an extractor over.

On the first floor, there are four bedrooms, including a Main bedroom with an en suite shower room. Additionally, there is a house bathroom with a three-piece suite.

Outside, there is a new gravelled driveway providing parking for several vehicles, lawned gardens to three sides, and a patio ideal for entertaining.

The layout is thoughtfully designed to maximise space and light, creating a warm and inviting environment throughout.

This property presents an excellent opportunity for those looking to settle in a tranquil yet accessible location. With its generous living space and charming surroundings, this house on The Close is a must-see for anyone seeking their next home.

Location

The property is located within the Village of Minskip, which is approximately 1.5 miles from Boroughbridge, 5.5 miles from Knaresborough, 9.5 miles from Harrogate, 8 miles from Ripon and 0.5 miles from the A1(M) at Junction 48.

The Town of Boroughbridge offers an excellent range of Shops, Bars, Restaurants, Cafes, Doctors and Dental Surgeries, Primary and Secondary Schools, local Superstore, Sporting and Recreational facilities.

Directions

At the top of Boroughbridge High Street, proceed up New Row down to the junction with Wetherby Road. Continue along Wetherby Road past Boroughbridge High School to the roundabout just before Morrisons Superstore. Turn right at the roundabout, and continue over the A1 bridge into the Village of Minskip. At the 1st roundabout in Minskip, turn right towards Knaresborough and Harrogate. Continue through the Village and The Close will be found on the right hand side towards the end of the main village street before you come to the turning to Staveley. At the entrance to The Close there is a parking area for The Close. On entering The Close the property is the 1st one on the right hand side,

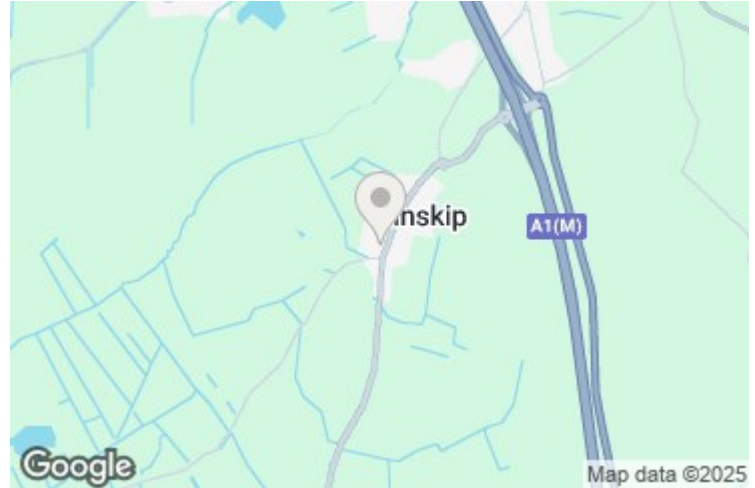
Additional Information

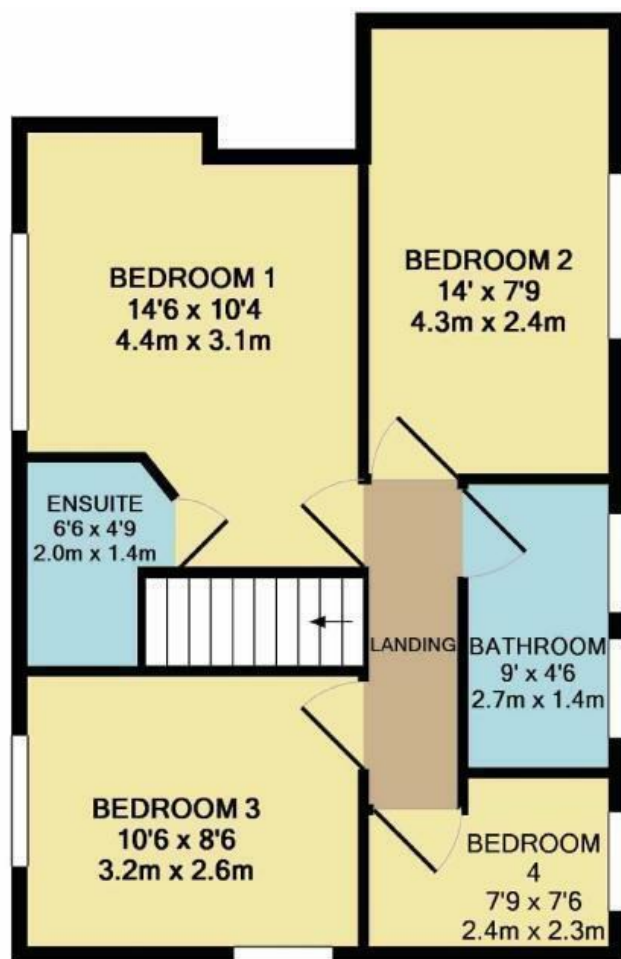
TENURE AND POSSESSION The property is understood to be available Freehold, with vacant possession upon completion.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY The property is sold subject to all Rights of Way, both public and private which may affect the property

SERVICES We have been informed that the property has mains Electricity, Gas, Water and Drainage

VIEWING The property may be viewed, strictly by appointment only with the Sole Selling Agents Craven Holmes 01423 329010





TOTAL APPROX. FLOOR AREA 1025 SQ.FT. (95.2 SQ.M.)

