



**3 Henthorne Cottages Minskip**

York, YO51 9JA

**£235,000**

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THIS BEAUTIFULLY FURNISHED COSY TWO BEDROOMED MID TERRACE COTTAGE OFFERS THE PERFECT OPPORTUNITY TO CREATE THE IDEAL FIRST HOME OR HOME TO DOWNSIZE TO. NESTLED IN A ROW OF SIMILAR PERIOD STYLE PROPERTIES FRONTING THE MAIN STREET OF MINSKIP IT ALSO BENEFITS FROM A STUNNING GARDEN TO RELAX IN OR NURTURE DEPENDING ON YOUR MOOD!

Mileages: Boroughbridge 1.5 miles, Knaresborough 6 miles, York 20, Harrogate 10

Reception Porch, Sitting Room with Feature Wood Burning Stove and Dining Area, Fitted Kitchen.

First Floor Landing, 2 Bedrooms, Bathroom/WC

Outside - Front Forecourt, Rear Patio Courtyard, Raised Lawned Garden and Outbuilding/Utility.

3 Henthorne Cottages is an attractive period Village Cottage revealing charming accommodation complemented by pretty cottage style gardens.

From an outbuild porch a uPVC panel and leaded door opens to a generous RECEPTION LOBBY and a further timber panel glazed door leads through to;

SITTING ROOM with stairs rising to the first floor. A double glazed bay leaded window overlooks the Main Street of Minskip. Attractive cast iron wood burning stove set on a flagged hearth and floating timber mantle above. To one side there is a dining area. An archway leads through to;

A step down to the KITCHEN, fitted with a range of white cupboard and drawer wall and floor fittings, complimented by timber effect work surfaces. Electric hob with single oven under and chimney style extractor over. Inset stainless steel sink unit with side drainer, beneath a window overlooking the rear courtyard. Useful shelved cupboard.

From the sitting room, stairs lead up to the FIRST FLOOR LANDING with a useful cupboard.

BEDROOM ONE with double glazed and leaded windows overlooking the front elevation and a useful walk-in cupboard with leaded window.

BEDROOM TWO with double glazed leaded window overlooking the rear courtyard and pleasant gardens beyond. Cupboard to one side housing the property mains gas boiler.





**HOUSE BATHROOM** with timber door and a white suite comprising panel bath, chrome mixer taps and mains plumbed shower over. Wash hand basin on a pedestal, low suite WC and vertical chrome towel radiator. Loft hatch access.

**OUTSIDE** - To the rear of the property there is a pleasant courtyard with a right of access across for wheelie bins and pedestrian access. A useful outbuilding with power and plumbing used as a utility area.

From the courtyard there are steps up with a handrail to an elevated patio area with useful timber shed, maturing borders and a pleasant lawned area to the very rear.

**LOCATION** - Minskip is a well regarded and sought after village close to Boroughbridge with direct routes to Knaresborough and Harrogate. The village has a public house and is on the periphery from all the amenities and supermarkets to Boroughbridge. There is also a regular bus route between Boroughbridge and Knaresborough with further train services from Knaresborough to Harrogate, Leeds and York.

**POSTCODE** - YO51 9JA  
**COUNCIL TAX BAND** - C  
**LOCAL AUTHORITY** - HARROGATE

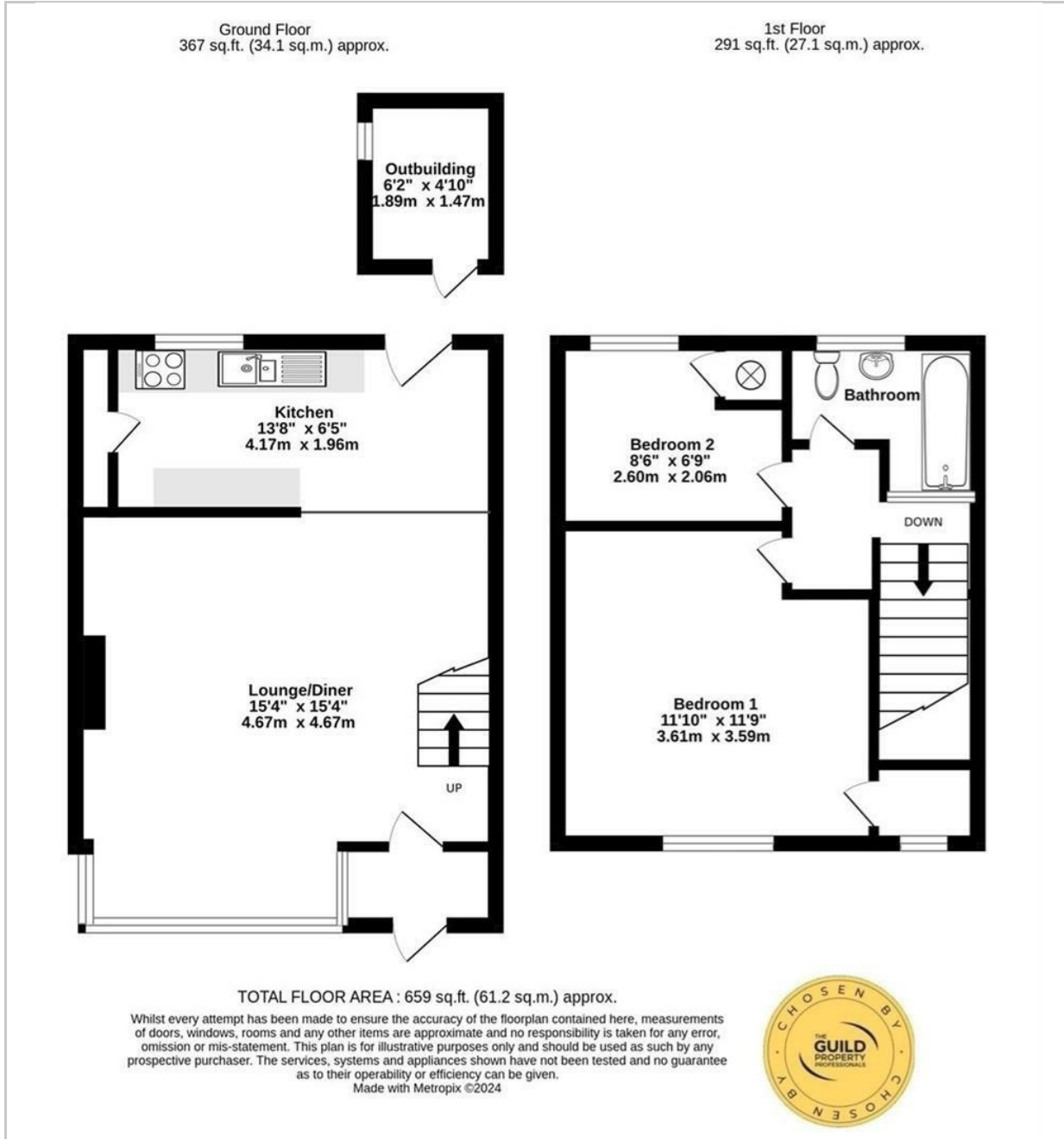
**SERVICES** - Mains water, electricity and drainage, with mains gas central heating.

**DIRECTIONS** - Upon entering the village from Boroughbridge or Junction 48 of the A1(M) proceed for some distance where upon 3 Henthorne Cottages is on the right had identified by a Churchills for sale sign.

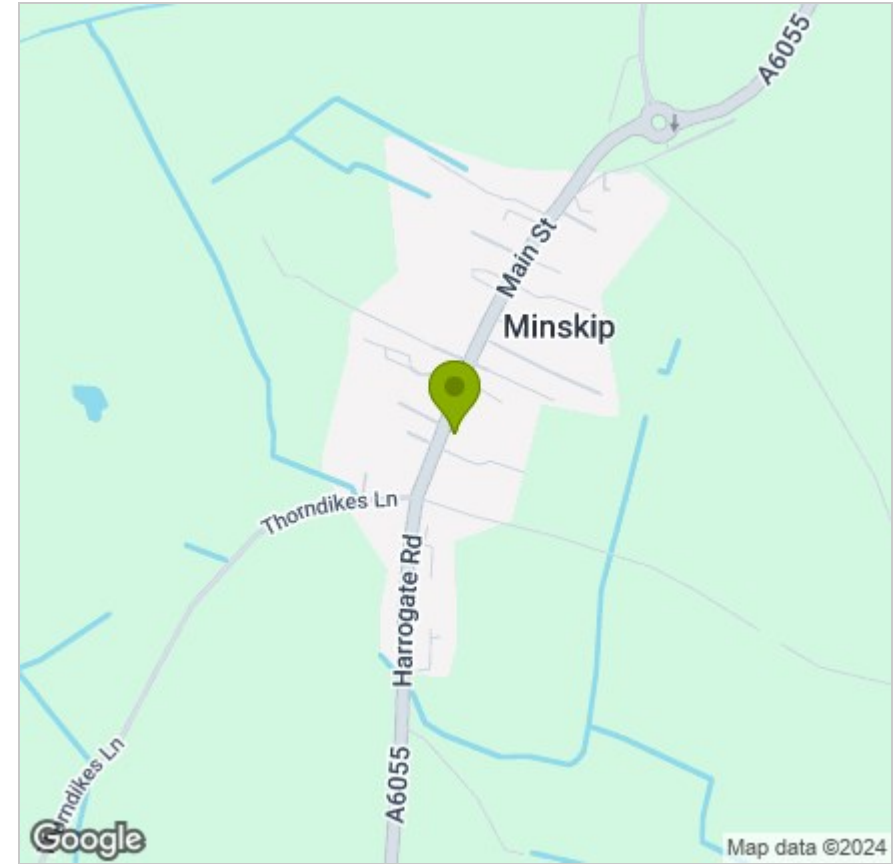
**VIEWING** - Strictly by prior appointment through the sales agents, Churchills of Easingwold Tel: 01423 326889 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.