



**Holme Cottage Minskip, York YO51 9JF**

**welcome to**

**Holme Cottage Minskip, York**

Neatly presented, characterful, two bedrooms cottage located in the delightful village of Minskip. The property benefits from an enclosed rear garden and off street parking. There is transport links to Boroughbridge and plenty of amenities. **CALL NOW TO BOOK YOUR VIEWING!**



### **Holme Cottage**

This well-presented, two bedroom, cottage is filled with character features and is located in the sought after village of Minskip. Internally the property comprises a bright living dining room with log burning stove, a modern shaker style kitchen as well as a handy utility area, two bedrooms and a house bathroom. Externally the property benefits from an enclosed rear courtyard with off street parking and an attractive rear garden with lawned area and mature borders. There is also a good sized outhouse which can be used for storage. The village of Minskip is just a five minute drive from Boroughbridge which provides access to various amenities.

### **Living / Dining Room**

18' 4" x 13' 5" ( 5.59m x 4.09m )

The front door to of the property leads into the bright and cosy living room. There is a log burning stove and space for a dining table to seat at least six people.

### **Kitchen**

13' 6" x 7' 2" ( 4.11m x 2.18m )

There kitchen is a modern shaker style but still in keeping with the cottage feel. There is a range of wall and base units, integrated oven and four ring hob, space for a washing machine and dishwasher as well as a stainless steel sink and tap. There is also a large upright radiator to one side as well as a window to the other.

### **Utility Room**

5' x 5' 11" ( 1.52m x 1.80m )

Handy utility space which currently houses the fridge freezer.

### **Bedroom One**

9' 4" x 12' 8" ( 2.84m x 3.86m )

A good sized double room with window to the front aspect.

### **Bedroom Two**

12' 9" x 8' 7" ( 3.89m x 2.62m )

This room could also accommodate a double bed and has a front aspect window.

### **Bathroom**

The bathroom features fully tiled walls, a shower cubicle, bath, handwash basin and W.C.

### **Rear Garden**

The property is situated in a private position and benefits from an enclosed rear garden with lawned area as well as mature borders.

### **Outside**

There is secure, off street, parking to the rear of the property as well as a handy outhouse.



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welcome to

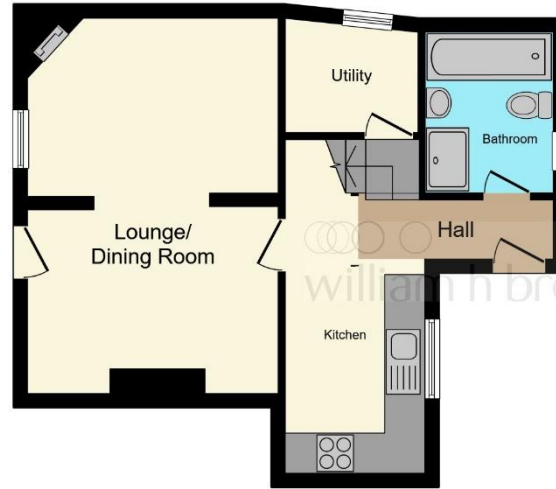
## Holme Cottage Minskip, York

- CHARACTER COTTAGE
- POPULAR VILLAGE LOCATION
- OFF STREET PARKING
- REAR GARDEN
- TWO BEDROOMS

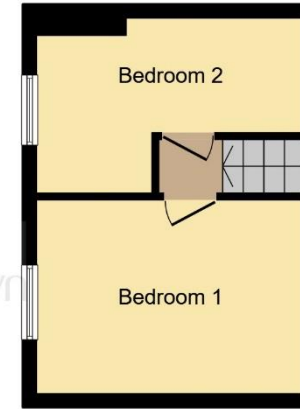
Tenure: Freehold EPC Rating: D

offers over

**£280,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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