



1 Hazeldene Fold, Minskip, York, North Yorkshire, YO51 9PH

£350,000

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A modern and beautifully presented three-bedroom semi-detached house, built in 2019 and situated in the popular village of Minskip.

The property occupies an attractive position close to the historic town of Boroughbridge and benefits from excellent access to the A1(M), making it ideal for commuters and those seeking a well-connected village lifestyle.

Offering spacious and stylish accommodation arranged over two floors, this impressive home includes a large reception hall, modern dining kitchen, three good-sized bedrooms and a landscaped rear garden. With off-road parking, private gated access and the remainder of a 10-year builder's guarantee, the property presents an excellent opportunity for buyers looking for a low-maintenance, high-quality home in a sought-after North Yorkshire village.





GROUND FLOOR

RECEPTION HALL

A large hallway with fitted cupboard.

CLOAKROOM

Fitted with WC and washbasin.

SITTING ROOM

A spacious reception room with feature fireplace and living-flame gas fire.

DINING KITCHEN

With spacious dining area and patio doors leading to the garden. The kitchen is fitted with a range of modern units, worktops and fully integrated appliances including gas hob, oven, microwave, fridge / freezer, dishwasher and washing machine.



FIRST FLOOR

BEDROOM 1

A double bedroom with en-suite shower room.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and shower.

BEDROOM 2

A good-sized double bedroom.

BEDROOM 3

A further good-sized bedroom.



BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Tiled walls and floor. Heated towel rail.

OUTSIDE

To the rear of the property is a good-sized and attractive garden with lawn, planted borders, and patio. Useful timber garden shed. Electric gates provide access to the private road and lead to a block-paved driveway at the front, offering ample off-road parking.

AGENT'S NOTE

- The property is accessed via a private road with electric gate. A contribution of £325 per annum is made towards its upkeep.
- Built in 2019, the property is sold with the remainder of a 10-year builder's guarantee.
- The property is freehold.

Tenure - Freehold

Council Tax Band - D





Total Area: 103.0 m² ... 1109 ft²
 All measurements are approximate and for display purposes only.
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