



Minskip Road, Boroughbridge Guide Price £600,000

A stylish and spacious 2020 built 3 bedroom detached property situated in an exclusive cul-de-sac of just 2 other contemporary homes on the fringes of Boroughbridge and providing over 2,175 sq ft of luxuriously appointed and flexible living space that will appeal to both house and one level living hunters alike.

*** NO ONWARD CHAIN ***

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Inside

A spacious reception hall with engineered oak flooring, storage cupboard and elegant staircase leads off into a versatile ground floor double bedroom (currently used as a gym) with en-suite shower room and an impressive 454 sq ft L-shaped living room with wood burning stove and double doors opening out into the rear garden. The beautifully appointed dining kitchen features expansive quartz worktops and a substantial quartz topped central island with dining bar and an integrated induction hob with pop-up extractor unit, base storage cupboards and integrated appliances to include twin ovens and grills, dishwasher, fridge and freezer.



The first floor landing leads off into a majestic principal bedroom with fitted wardrobes and luxurious en-suite bathroom and a second double bedroom with a stylish en-suite shower room.

Other internal features of note include a useful utility room off the reception hall, double glazing and an air source heat pump serving the underfloor heating on the ground floor and stunning raw metal 4 column radiators on the first floor. The property also comes with residue of a 10 year structural warranty.



Outside

The front garden is mainly laid to lawn and a driveway to the side provides parking and access into a detached single garage with light and power connected.

The rear garden has been landscaped to feature a lawn, porcelain paved seating area and a porcelain paved pathway.

Energy Efficiency

The property's current energy rating is B (86) and has the potential to be improved to an EPC rating of A (94).



Services

We have been informed by the Vendor that all mains services are connected to the property with the exception of gas.

Tenure

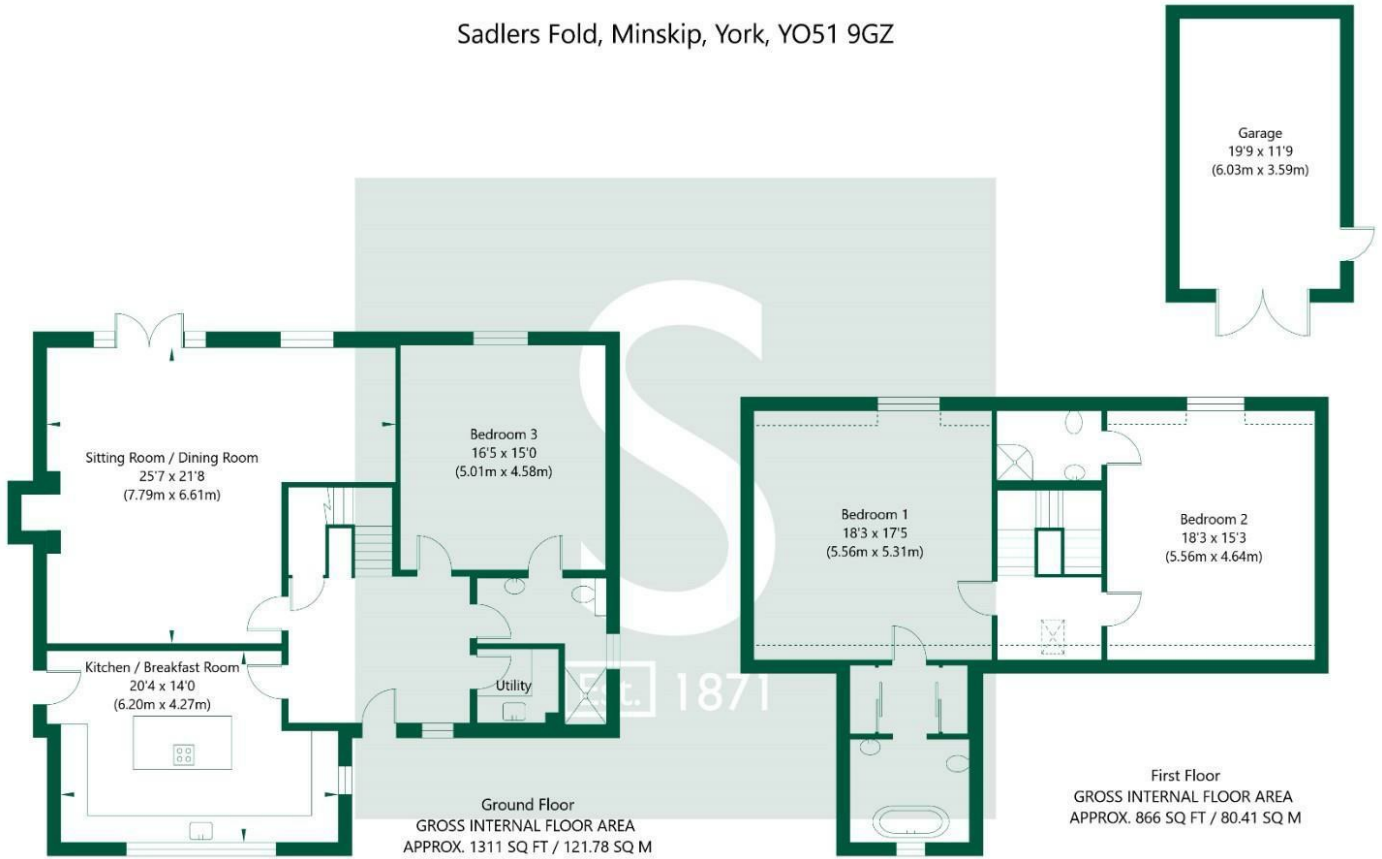
We have been informed by the Vendor that the property is freehold.

Council Tax & Postcode

This property is within North Yorkshire Council and the tax band is F. The property's postcode is YO51 9HY.



Sadlers Fold, Minskip, York, YO51 9GZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2177 SQ FT / 202.19 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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