



## Minskip Asking Price £550,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A detached property set within this most popular village location, enjoying flexible 3 bedroom living accommodation with an adjoining first floor 1 bedroom annex and range of outbuildings offering enormous scope for further expansion and improvement.





### Accommodation

The property is entered via a uPVC panelled door with full height patterned double glazed uPVC casement windows to either side, into a spacious reception hall with timber open staircase with iron bar balusters leading off, a large archway incorporates the dining room with feature fireplace, rectangular uPVC double glazed bay window, and the space includes a further double glazed uPVC window and a double radiator.

The dual aspect sitting room with feature fireplace runs full width of the property and has a uPVC double glazed bay window to the front and uPVC double glazed doors out to the rear garden beyond. Included is two further double glazed uPVC windows on the external wall opposing the fireplace and two radiators.

Off the reception hall, and to the rear of the property is the kitchen, with matching high and low level storage cupboards with a mix of integrated appliances, laminate worktop space with inset sink and dish drainer. The kitchen includes dual Gaggenau hobs with tiled splash backs, an oven, NEFF dishwasher, and plumbing for a washing machine. The kitchen features a long double glazed uPVC window capturing the rear garden, and a patterned double glazed uPVC door out to the path between the garage and the property.

Downstairs there is also a separate cloakroom/wc with full decorative ceramic tiled surround with standing wash hand basin and low flush WC, with frosted double glazed uPVC window. Additionally, there is a wet room with low flush WC, shower with shower curtain rail, and another uPVC double glazed window.

Both Bedroom 1 and Bedroom 2 are generous in size and run the full width of the property, and include extensive matching fitted wardrobes and dressing tables, Bedroom 2 also includes a matching fitted sink unit. Both include double glazed uPVC windows with views across the rear garden and beyond.

Bedroom 3 is located at the front of the property and features long uPVC double glazed windows with rural glimpses.

The house bathroom features gloss brown tiled splash backs to all walls, matching fitted cupboards with an inset wash hand basin, low flush WC, and a bath with hand held shower attachment. The bathroom also includes a heated towel rail and a patterned uPVC double glazed window out to the garden beyond.

### To The Outside

The property is accessed off Harrogate Road up a concrete driveway which wraps around to the front of the property, there is an extended stone flagged drive leading to the garage. The front garden is mainly laid to lawn and includes a stone ha-ha wall, raised stone flower beds, and a herbaceous border.

The private rear garden which is surrounded by mature conifer hedges, can be accessed either by a side gate with a tiled path between the garage and the property, or a gate to the right side of the property which has a stone flagged path. Both paths lead to the extensive stone flagged patio area which overlooks the lawned area which has been shaped to allow for multiple flower beds. Encompassing the lawned area are two stone flagged paths running parallel to each other, both leading to the end of the garden where there is a raised flagged seating area which is positioned next to a rockery with a previously running water feature, pond and concrete bridge onto the lawned area.

The double length garage houses the gas boiler, has power and light connected, an up and over door, and a long uPVC double glazed window to the side. Above the garage is a first floor annex offering flexible multi use accommodation which is accessed to the rear of the garage via a metal staircase, this space includes two radiators, uPVC double glazed windows, and a shower room featuring a WC, a wall mounted wash hand basin, and a shower with ceramic tiled splash back surround.

It is the opinion of the writer that the annex could easily be converted and incorporated into the primary living accommodation.

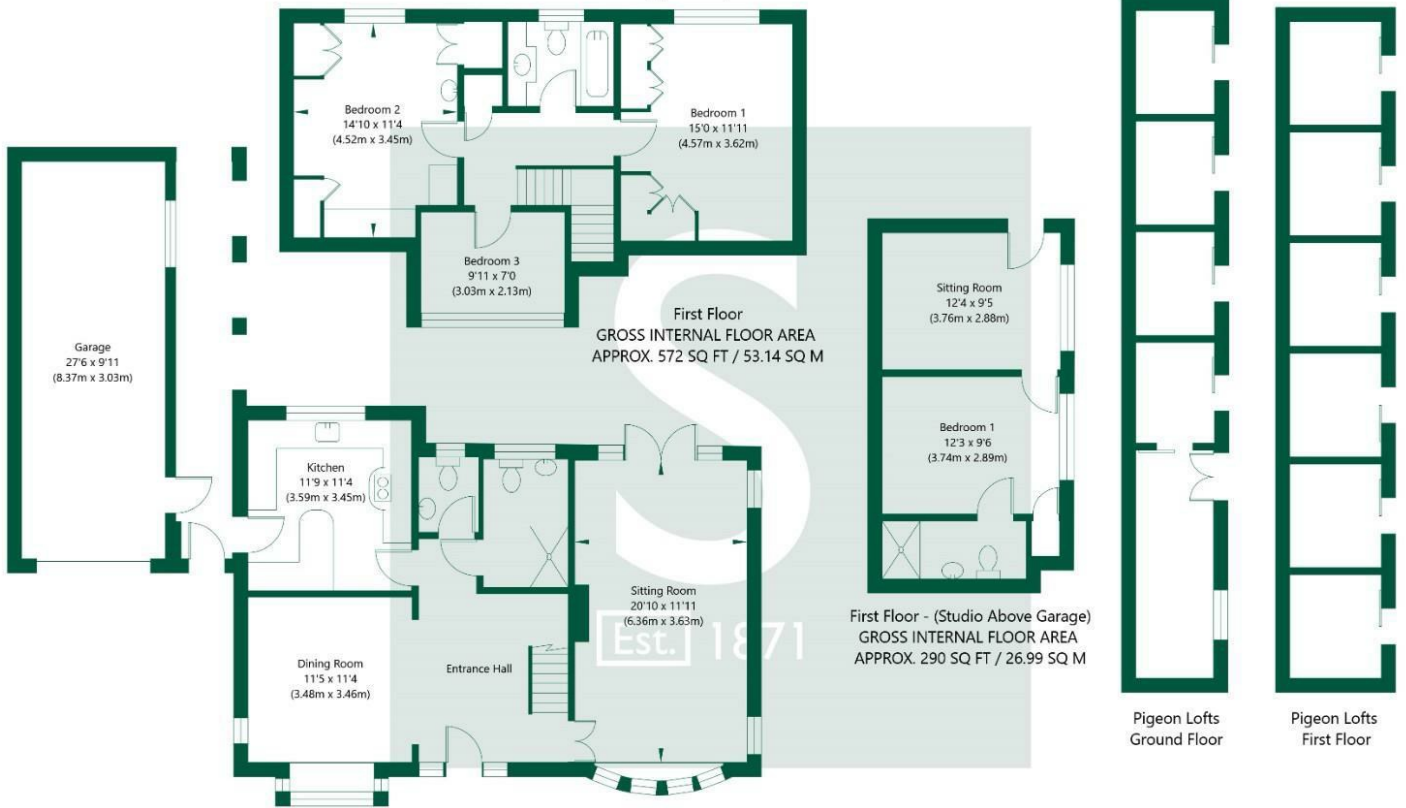
One of the unusual features of this property is the two storey pigeon loft which includes 11 separate units. The second floor of the pigeon loft is accessed via the same metal staircase and has an open balcony across the full length.

### Energy Efficiency

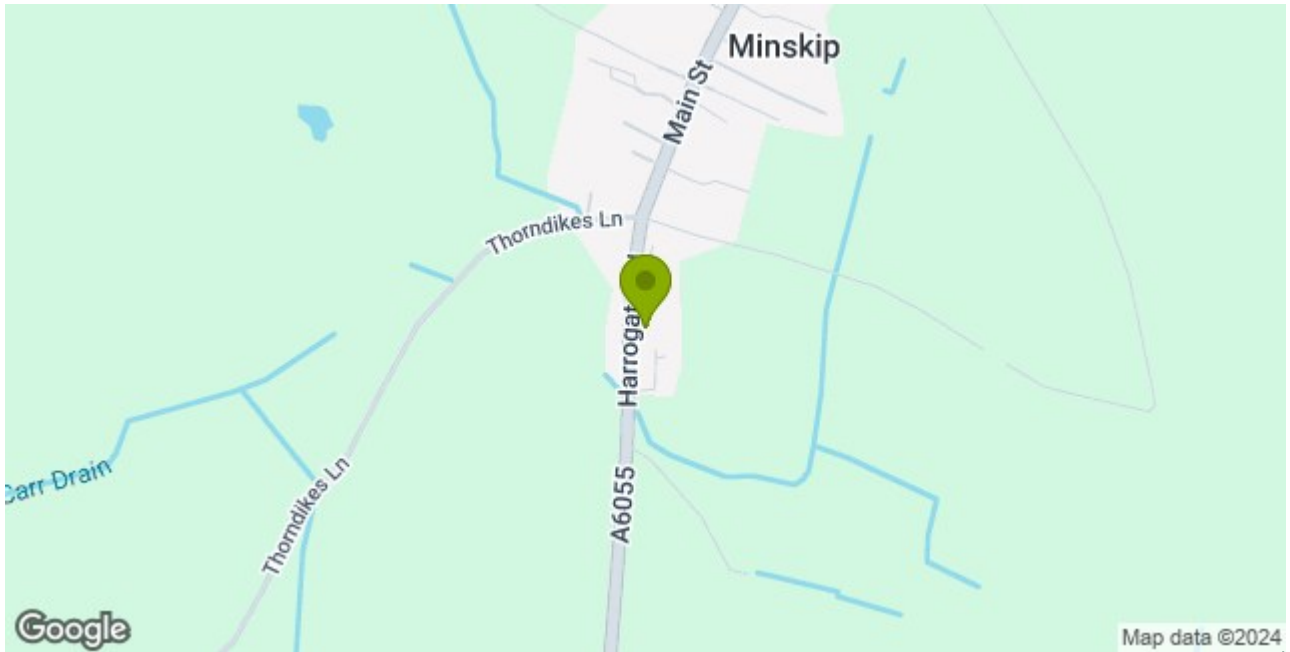
The property's current energy rating is D (65) and has the potential to be improved to an EPC rating of B (83).



Minskip, York, YO51 9JB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1615 SQ FT / 150.13 SQ M - (Excluding Garage and Pigeon Lofts)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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