



Bell Farm Court, Minskip Guide Price £595,000

*** EXECUTIVE DETACHED FAMILY HOME ***

A truly stunning detached family home in this quiet location on the outskirts of Boroughbridge offering modern, spacious and flexible living accommodation. The property includes a fabulous open-plan living kitchen and four double bedrooms with good-sized wrap-around gardens to the side & rear.



Accommodation

The property is entered into a spacious hallway with a useful understairs storage cupboard and a convenient downstairs WC.

The sitting room is spacious in size with French doors to the rear elevation and allowing light to flow into the room. There is a feature fireplace positioned centrally with stone tiled hearth and log burning stove.

One of the outstanding features of the property is the fabulous open plan living kitchen. The kitchen has ample storage space provided by both base and wall storage units with stylish quartz preparation surfaces. There is a breakfast island which offers further storage space and which has a further quartz worktop with inset 1 & 1/2 sink with drying area. The kitchen has a range of integrated appliances including a gas Rangemaster cooker, full height fridge, fridge/freezer and automatic dishwasher. There is ample space for a large freestanding dining table and further French doors leading out to the garden.

Located off the kitchen is a good sized utility room which has a further stainless steel sink and space for washing provisions. There is also a useful access door to the rear elevation.

A useful home office complete downstairs living accommodation. This room is flexible and could easily be used as a playroom or snug.

Stairs from the central hallway lead up to the first floor landing which gives access to the four well-proportioned bedrooms and house bathroom.

Bedroom one is a spacious double located towards the rear of the property with fitted wardrobes and is served by a fully tiled, modern ensuite shower room which includes a walk-in shower cubicle with waterfall showerhead, vanity hand wash basin with mixer tap, low flush WC and heated towel rail.

There are three further double bedrooms all of which have fitted wardrobes.

The house bathroom is fully tiled and contemporary in design, briefly comprising a large freestanding bathtub, corner shower cubicle, low flush WC, wash hand basin with mixer tap and heated towel rail.

To The Outside

To the outside, the property sits on a fabulous corner plot position with extensive gardens to the side and rear. The rear garden has a large stone flagged patio area immediately to the rear which leads onto a wrap-around lawned garden with gated access to the side of the property.

At the front of the property is a further lawned garden with stone flagged pathway leading down the side of the property and up to the front entrance door. There is also a driveway providing off street parking and a brick built garage with electric 'up and over' door and power connected.

The property also benefits from the remainder of its 10 year peace of mind structural warranty.

Energy Efficiency

The property's current energy rating is C (75) and has the potential to be improved to an EPC rating of B (84).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected, with the exception of mains gas. The property runs off LPG gas central heating.

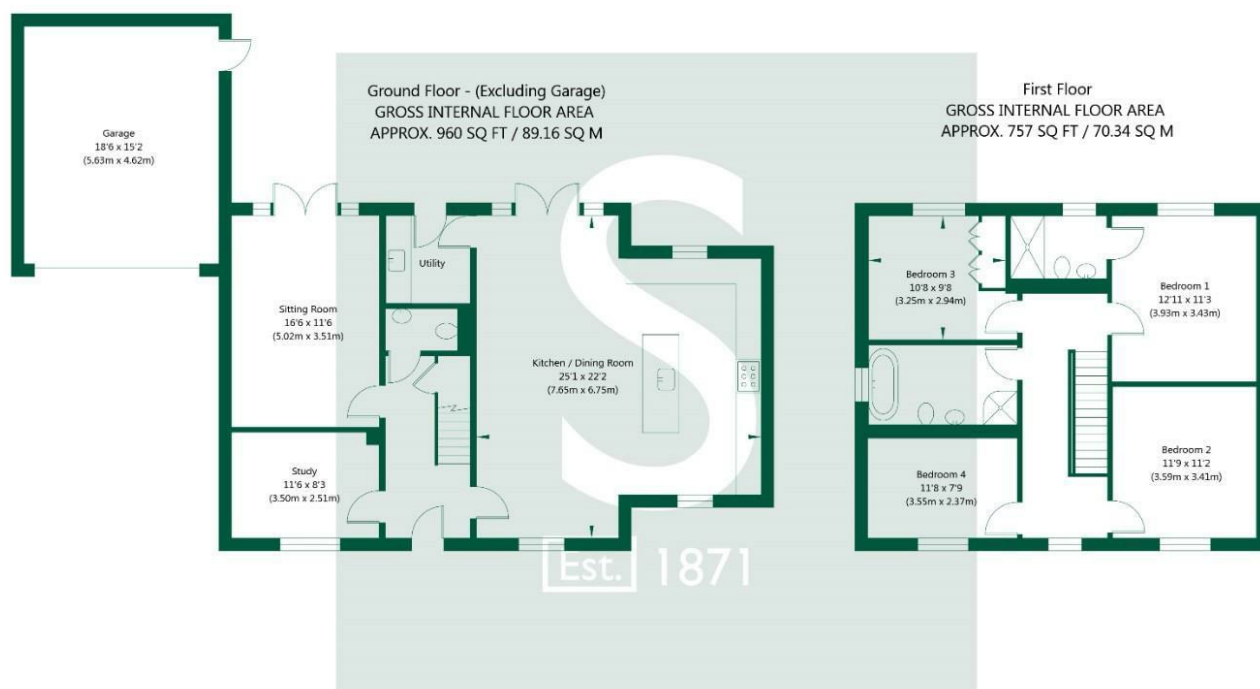
Broadband Coverage: Up to 76* Mbps download speed

Council Tax: F - North Yorkshire Council

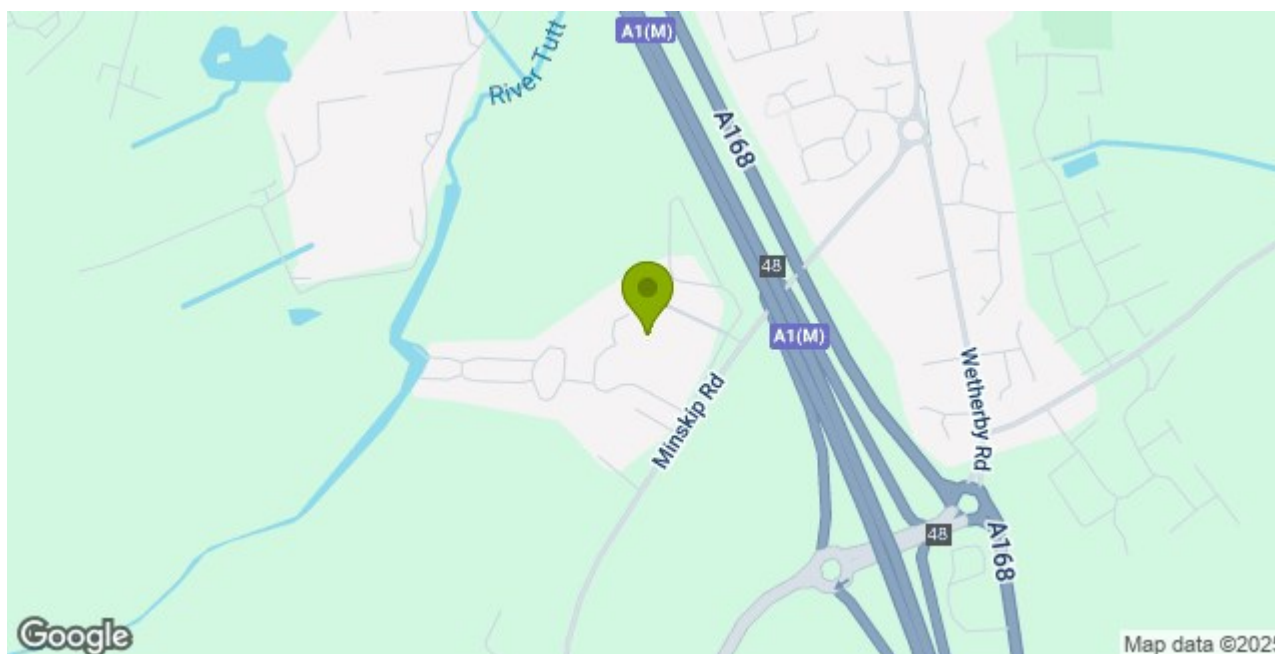
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

Bell Farm Court, Minskip Road, Boroughbridge, YO51 9SD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1717 SQ FT / 159.5 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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