







Hazeldene Fold, Minskip, York, YO51 9PH

- Four-bedroom family home
- Spacious accommodation over three floors
- Stylish Nolte dining kitchen
- Two further en-suite/bathroom facilities
- Driveway parking for several vehicles
- Three bathrooms
- Exclusive gated development
- Principal bedroom with en-suite
- Enclosed south-facing rear garden
- Remainder of 10-year new homes warranty

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Guide Price £345,000

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DESCRIPTION

A beautifully presented four-bedroom, three-bathroom family home offering spacious accommodation over three floors, an enclosed south-facing garden and generous driveway. Situated within an exclusive gated development in the highly regarded village of Minskip, the property is conveniently placed for local amenities and excellent transport links. The property also benefits from the remainder of its ten-year Premier Guarantee New Homes Warranty.

Minskip is ideally located for Boroughbridge, which offers a range of everyday amenities, with the A1(M) providing easy access to Harrogate, York, Leeds and beyond.

The accommodation opens into an entrance hall with stairs to the upper floors. The spacious sitting room features a large bay window and leads through to the dining kitchen, fitted with stylish Nolte units, complementary work surfaces, Bosch hob and integrated fridge/freezer and dishwasher. French doors open onto the rear garden, while a useful understairs cupboard provides washing machine plumbing. A cloakroom/WC completes the ground floor.

On the first floor are three bedrooms, including two doubles, one benefiting from an en-suite shower room. The fourth bedroom offers flexibility as a home office or study. A modern house bathroom with bath and overhead shower completes this floor.

Occupying the second floor, the impressive principal bedroom features two Velux windows, useful eaves storage and an en-suite shower room with enclosed rainfall shower.

The development is approached via electric gates with intercom entry. To the front is an attractive planted garden and pathway to the entrance, while the generous driveway provides parking for several vehicles.

The enclosed south-facing rear garden enjoys plenty of natural light and features a substantial stone-flagged patio, lawn and timber shed, creating an ideal space for outdoor dining and entertaining.







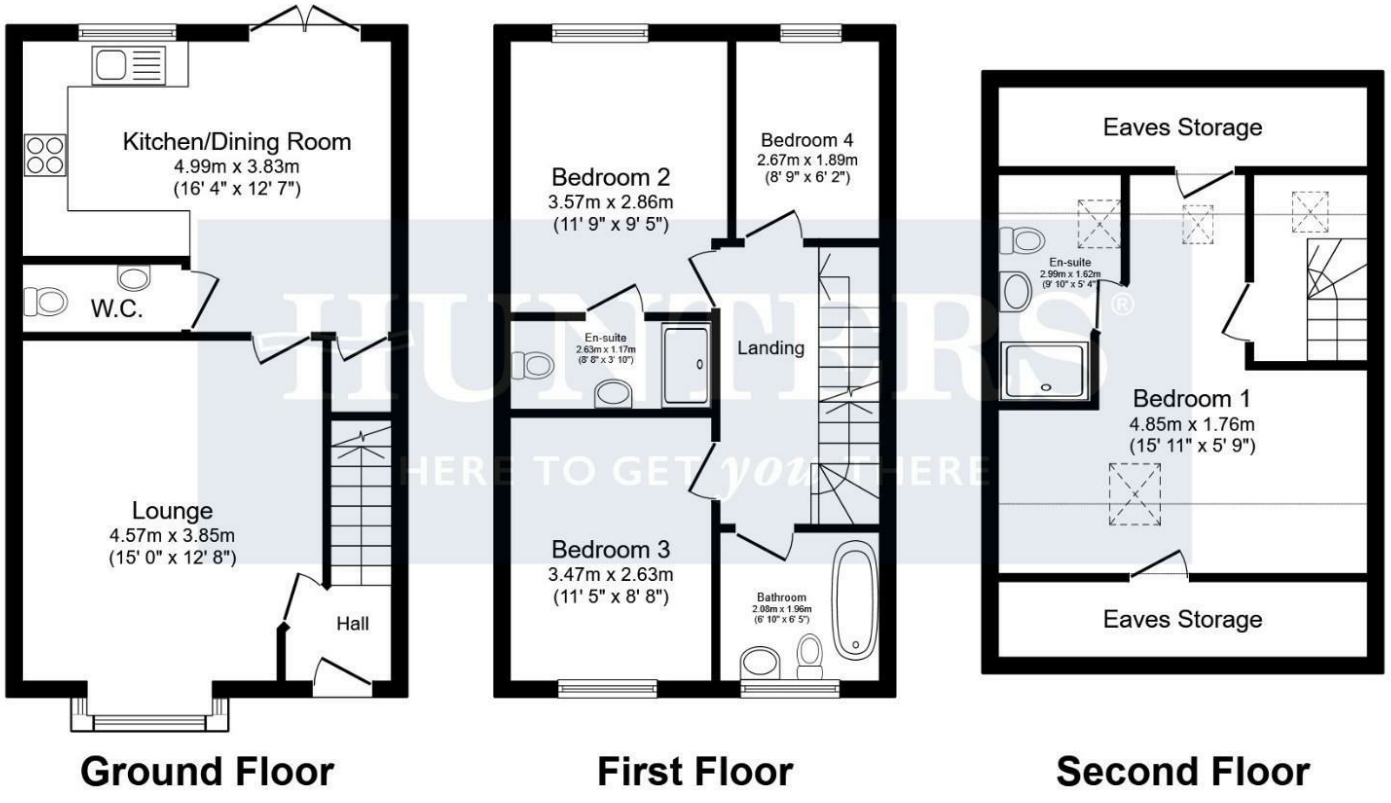







Carex





Total floor area 108.7 sq.m. (1,170 sq.ft.) approx

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 must rely upon its own inspection(s). Powered by propertybox.io

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Viewings

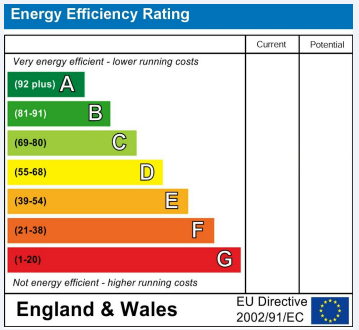
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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The Property Ombudsman

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