4 Hazeldene Fold, Minskip

£365,000 Guide Price

VERITY FREARSON

YOUR AWARD WINNING AGENT

#DARINGTOBEDIFFERENT

A beautifully presented four-bedroom, three-bathroom family home offering spacious and versatile accommodation over three floors, together with an enclosed south-facing garden and a generous driveway. Forming part of an exclusive gated development in the heart of the highly regarded village of Minskip, the property is conveniently positioned 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 an attractive and conveniently situated village within easy reach of Boroughbridge, which provides an excellent range of everyday amenities. The property is also well placed for access to the A1(M), offering convenient road links to Harrogate, York, Leeds and the wider region.

The development is approached through electric gates with an intercom entry system. To the front of the property is an attractive planted garden with a flagged pathway leading to the entrance. A generous driveway alongside the house provides off-street parking for several vehicles and leads to a gated entrance into the rear garden. The enclosed south-facing rear garden enjoys plenty of natural light and includes a substantial stone-flagged patio, an area of lawn and a timber garden shed, providing an excellent setting for outdoor dining and entertaining.

Tenure: Freehold
Services/Utilities: All mains and services are understood to be connected.
Management Fee: £650 per annum

Council Tax band: D

Tenure: Freehold

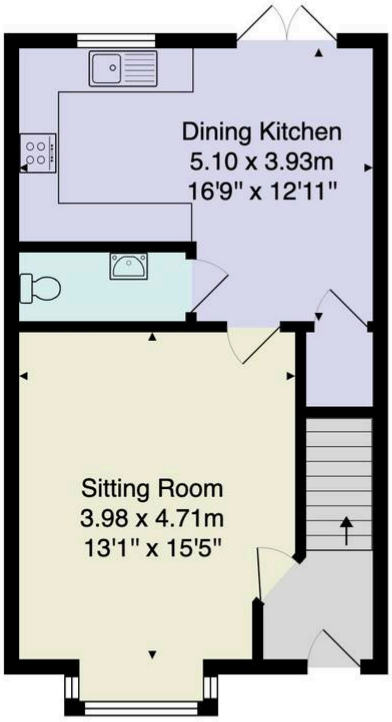
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

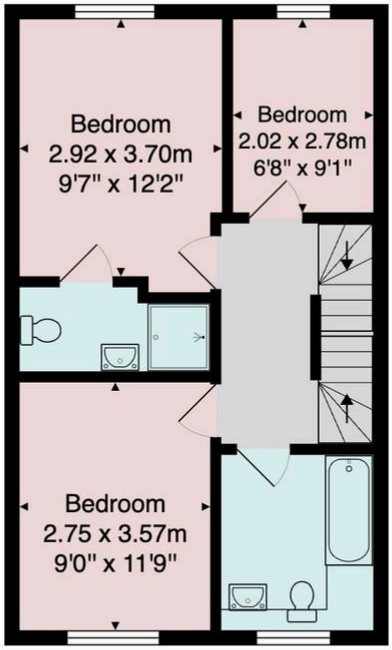
The accommodation opens into a well-proportioned entrance hall with stairs leading to the upper floors. The generous sitting room features a large bay window with fitted blinds and leads through to the dining kitchen at the rear. The stylish dining kitchen is fitted with a modern range of Nolte units and complementary work surfaces, incorporating a sink and Bosch hob, together with integrated appliances including a fridge / freezer and dishwasher. French doors open directly onto the rear garden, while there is also a useful understairs cupboard with plumbing for a washing machine and a spacious cloakroom / WC.

On the first floor are three bedrooms. The guest bedroom is a good-sized double with space for freestanding furniture and an en-suite shower room. The third bedroom is also a double, while the fourth bedroom would equally suit use as a home office or study. A modern house bathroom completes this floor, fitted with a bath and overhead shower, vanity unit, WC and heated towel rail.

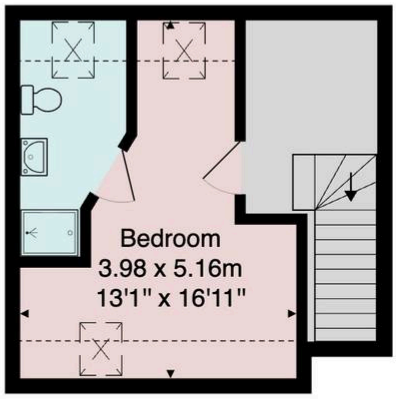
The principal bedroom occupies the second floor and provides an excellent private suite, with two Velux roof lights, useful alcoves for freestanding furniture or a dressing table, and access to eaves storage. The adjoining en-suite includes a vanity unit, WC, heated towel rail and enclosed shower with handheld and rainfall fittings.



Ground Floor



First Floor



Second Floor

Total Area: 116.8 m² ... 1257 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.