



## Hazeldene Fold, Minskip £1,600 Per Month

A wonderfully presented and spacious detached home offered for rent unfurnished in the popular location. The property has been fantastically maintained and includes an open plan dining kitchen, two further reception rooms, three double bedrooms, house bathroom & ensuite shower room. Hazeldene Fold is an exclusive development with a gated entrance giving occupants reassurance of privacy and security and is positioned within this quiet village location on the outskirts of Boroughbridge offering excellent access to the A1(M).



## Accommodation

The property is entered into a spacious central hall which has a convenient downstairs WC. The WC is of a good-size and can double up as a storage area for coats & shoes.

The sitting room is located towards the rear of the property and is spacious in size with a feature log burner effect gas fireplace positioned centrally which acts as the focal point of the room. There are French doors to the rear elevation leading out to the garden.



The dining kitchen is open plan and modern and design with feature tiled flooring. There are a combination of base, wall and full height storage units with heat resistant laminate preparation surfaces incorporating a 1 & 1/2 stainless steel sink with drying area. There are a range of integrated Bosch appliances, including oven, microwave and four ring gas hob with extractor fan over as well as a CDA dishwasher and fridge/freezer. There is also a stylish breakfast bar area, ample room for a freestanding dining table, understairs storage cupboard and French doors to the rear elevation.

A secondary reception room is located towards the front of the property and is currently used as a playroom but could easily be used as a home office or snug.

A turned staircase from the central hallway leads up to the first floor landing which gives access to the property's three bedrooms, the house bathroom and has a useful storage cupboard.

Bedroom one is a spacious double and is served by a fully tiled ensuite shower room. The shower room includes a walk-in shower unit with waterfall showerhead, low flush WC, vanity hand wash basin and heated towel rail. Bedrooms two and three are both well-proportioned and double in size.

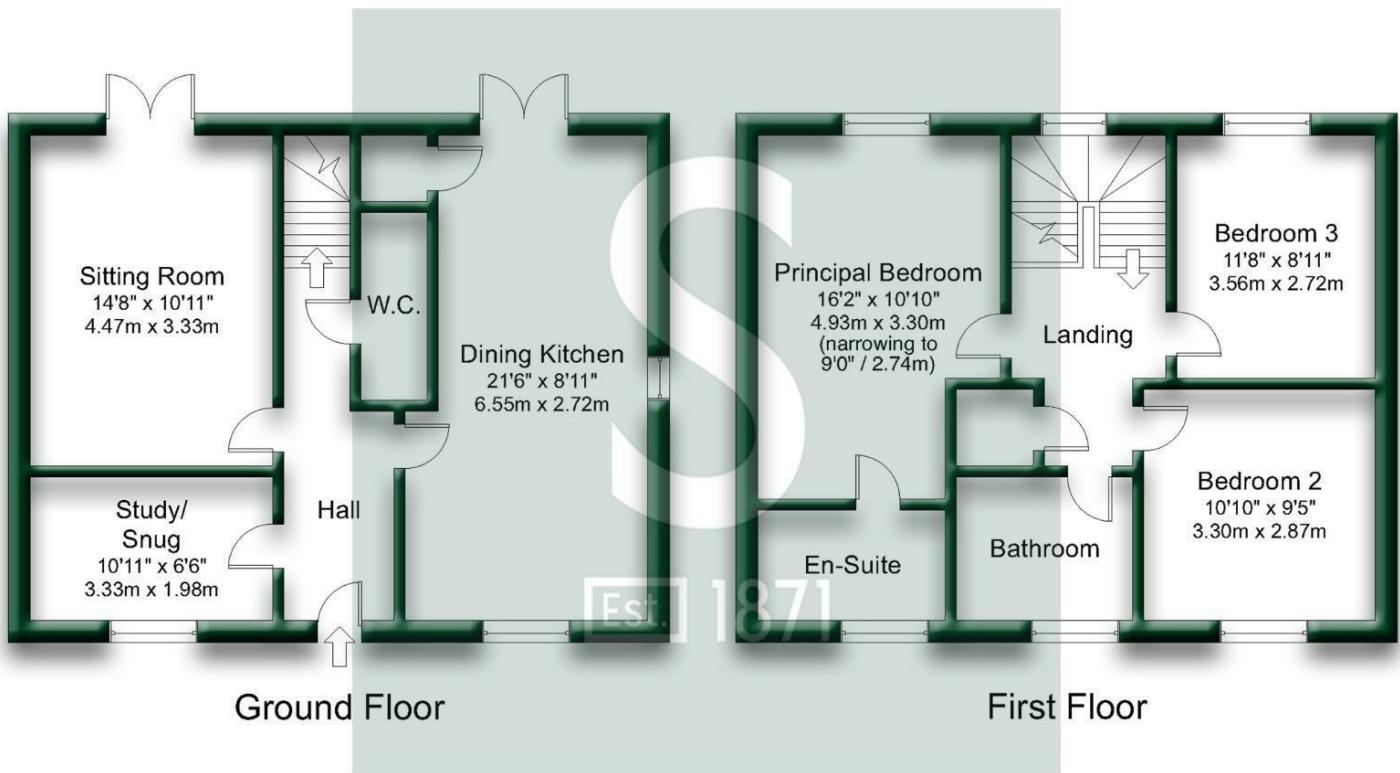
The house bathroom is again fully tiled and contemporary in design and comprises a three-piece suite including bathtub with shower over, low flush WC, wash hand basin with mixer tap and heated towel rail.

## To The Outside

To the outside the property has a good-sized enclosed rear garden which includes a stone flagged patio area which leads onto the grass lawn. There are well-kept and mature borders as well as a large timber storage shed.

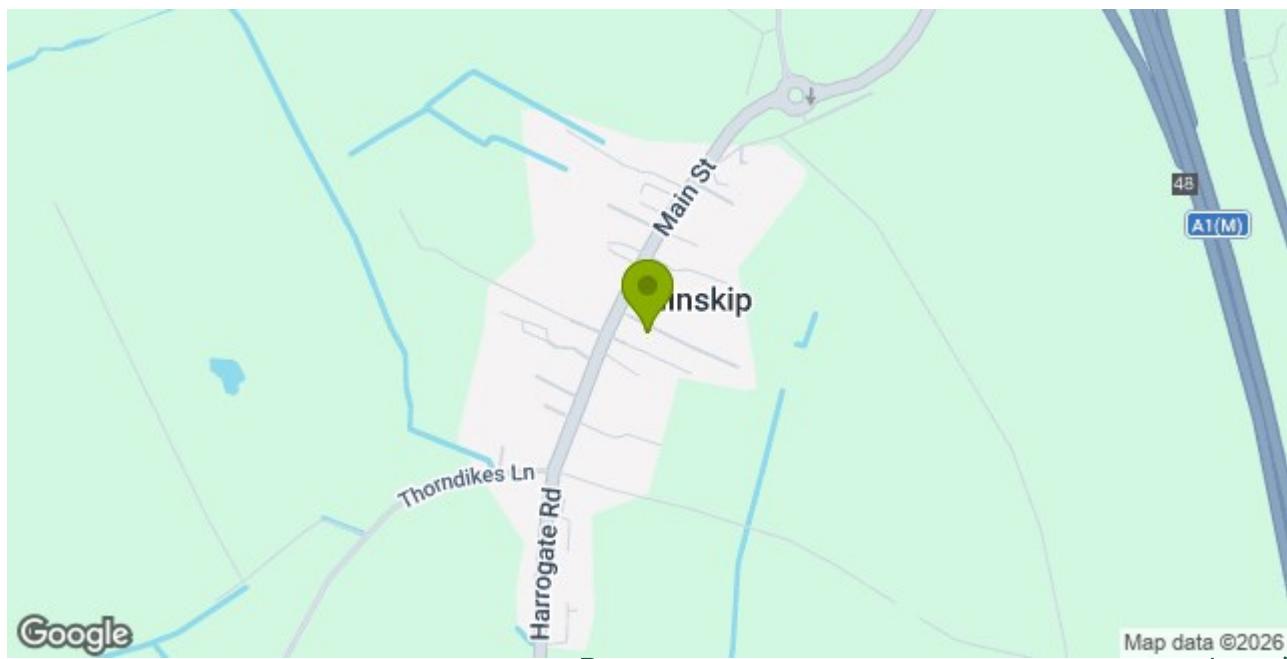
To the front is a further stone flagged patio area with gated access down both sides of the property. There is also a brick paved drive for two vehicles and a bin store as well as a water tap and external electrical sockets. Hazeldene Fold is an exclusive development with a gated entrance giving occupants reassurance of privacy and security.





Gross internal floor area (approx.): 109.6 sq m (1,180 sq ft)

Not to Scale. Copyright © Apex Plans.



Map data ©2026

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