



3 Hazeldene Fold
Minskip, Boroughbridge, York, YO51 9PH
Guide price £350,000



Contemporary Village Residence for Sale
Excellent Commuting Village
Entrance Hall with Cloakroom and WC • Elegant Dining Kitchen featuring Integrated Appliances
Sitting Room Master Bedroom with En-Suite Shower Facility
Two Additional Bedrooms and Family Bathroom
Gas-Fired Radiator Central Heating System
Fully Double Glazed
Enclosed Rear Garden
Off-Street Parking for Two Vehicles



Summary

Nestled in the charming village of Minskip, York, this delightful semi-detached house at Hazeldene Fold offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The semi-detached design allows for a sense of privacy while still being part of a friendly community. Minskip is known for its picturesque surroundings and a strong sense of community, making it an excellent choice for those looking to settle in a tranquil yet accessible location.

This property is not only a lovely home but also a fantastic opportunity to enjoy the best of village life while being just a short drive from the vibrant city of York. With its appealing features and prime location, this semi-detached house is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming property your new home.

Description

Discover a stunning three-bedroom semi-detached house, meticulously crafted in 2019 and gracefully situated in the charming village of Minskip. This property boasts a delightful position, just a stone's throw from the historic town of Boroughbridge, while offering exceptional connectivity to the A1(M) for easy commuting.

- **RECEPTION HALL:** Enter through a spacious and welcoming hallway featuring a built-in cupboard, perfect for storing coats and shoes.

- **CLOAKROOM:** Conveniently located, the cloakroom is fitted with a modern WC and a stylish washbasin.

- **SITTING ROOM:** Step into a generous reception room designed for comfort and relaxation. The highlight is a feature fireplace that adds warmth and ambiance, complete with a living-flame gas fire.

- **DINING KITCHEN:** Enjoy family meals in the expansive dining kitchen, which incorporates a charming dining area. Large patio doors invite natural light and lead seamlessly into the garden, creating an ideal space for entertaining. The kitchen is equipped with a range of contemporary units,

sleek worktops, and top-of-the-line integrated appliances, including a gas hob, oven, microwave, fridge/freezer, dishwasher, and washing machine.

FIRST FLOOR

- **BEDROOM 1:** This spacious double bedroom comes complete with an en-suite shower room, providing a private retreat for the homeowner.

- **EN-SUITE SHOWER ROOM:** The en-suite features a modern white suite, including a WC, a washbasin beautifully set within a vanity unit, and a stylish shower, making it both practical and elegant.

- **BEDROOM 2:** A well-proportioned double bedroom that offers comfort and tranquillity.

- **BEDROOM 3:** Another generously sized bedroom, perfect for guests or as a home office.

- **BATHROOM:** The main bathroom is fitted with a chic white suite that includes a WC, a washbasin set within a vanity unit, and a bath with an overhead shower. The bathroom is enhanced by tiled walls and floors, and includes a heated towel rail for added luxury.

OUTSIDE

The rear of the property showcases a beautifully landscaped garden, featuring a vibrant planted borders, and a spacious patio area—a perfect setting for outdoor gatherings. Additionally, a useful timber garden shed provides practical storage solutions.

Access to the property is via a private road secured with electric gates, leading to a block-paved driveway at the front that offers ample off-road parking for residents and guests alike.

AGENT'S NOTE:

- Residents enjoy the peace of mind that comes with a contribution of £325 per annum for the upkeep of the private road.

- The home is sold with the remainder of a 10-year builder's guarantee, ensuring quality and reliability.

- The property is freehold, offering full ownership.

This exquisite property is a perfect blend of modern living and rural charm, ready to welcome its next fortunate owner.

Location





