



**1 The Mount Minskip
Boroughbridge, Yorkshire YO51 9JD**

£795 Per month

AVAILABLE JUNE TO VIEW

MINSKIP VILLAGE WITHIN A SHORT DISTANCE OF BOROUGHBRIDGE AND THE A1M
ELEVATED POSITION SWEEPING DRIVEWAY OFF STREET PARKING
3 BEDROOMS MASTER ENSUITE INTEGRATED APPLIANCE TO INCLUDE FRIDGE FREEZER
OPEN ASPECT SITTING ROOM, DINING AREA AND KITCHEN
GOOD SIZE GARDEN TO THE REAR WITH VIEWS ACROSS FIELDS
NEW CARPETS AND DECORATION THROUGHOUT EPC C

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Summary

An extremely well presented three bedroom residence set in the picturesque and sought after North Yorkshire village of Minskip. The property which is newly decorated offers; reception hall, guest cloaks/wc, spacious lounge open to the dining area with double opening doors leading out to the patio. Useful under stairs store. kitchen with integrated appliances, three bedrooms master with ensuite shower room, modern bathroom, outside lawn and patio with views reaching across open countryside, to the front sweeping driveway with parking and access to the rear.

located in Minskip just outside Boroughbridge and offers excellent accessibility to the A1(M) Motorway with Harrogate, Leeds and York within commuting distance. Boroughbridge 1.5 miles. A1(M) Motorway 0.5 miles. Knaresborough 5.5 miles. Harrogate 9 miles. Train stations at Knaresborough and Cattal connect with the mainline at York. (All distances approximate). the local town of Boroughbridge also provides a wide range of local amenities including shops, schools, restaurants, further public houses, a doctors surgery and local businesses.

Hallway

Spacious hallway with under stairs storage cupboard, stairs rising to the first floor, central heating radiator, open aspect to the sitting / dining room

Sitting Room

26'2" x 13'1" (7.98m x 3.99m)



With window to the front elevation, feature focal point open aspect the dining area.

Dining Area



With double patio doors leading out onto the rear garden, lovely views beyond, open to the kitchen area.

Kitchen

13'1" x 25'2" x 9'10" x 26'2" (4'79 x 3'08)



With window to the rear elevation a range of fitted base and wall units, integrated appliances to include, washing machine, fridge / freezer, electric oven and hob with tiled splash back and overhead extractor

WC

With window to the front, low level wc, wash basin and central heating radiator.

Landing

Quite a spacious landing with loft access and central heating radiator.

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Bedroom 1



With window to the rear elevation giving way to views across open countryside and central heating radiator.

Ensuite

With walk in shower, low level wc, pedestal wash basin and heated ladder towel rail.

Bedroom 2

9'10" x 16'4" x 6'6" x 2'49" (3'50 x 2'76)

With window to the front elevation and central heating radiator.

Bedroom 3

With window to the front over stairs storage and central heating radiator.

Bathroom



A modern bathroom comprising of a white suite, bath with overhead shower and shower screen, pedestal wash basin, low level wc, ladder towel rail and airing cupboard.

Gardens



Lovely garden to the rear, mainly laid to lawn with paved patio area, views across open countryside.

Parking



Access to the property is via a private sweeping driveway giving access to the whole of The Mount parking to the front.

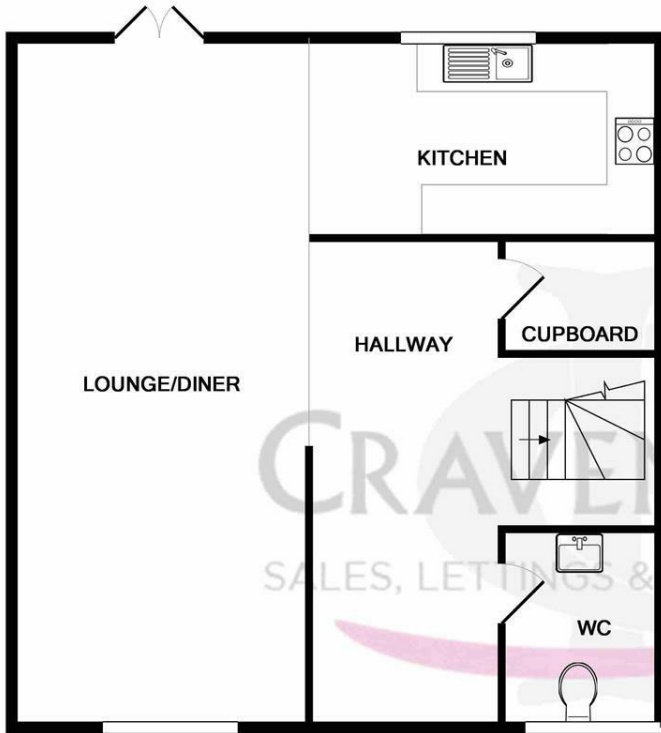
Land to the side



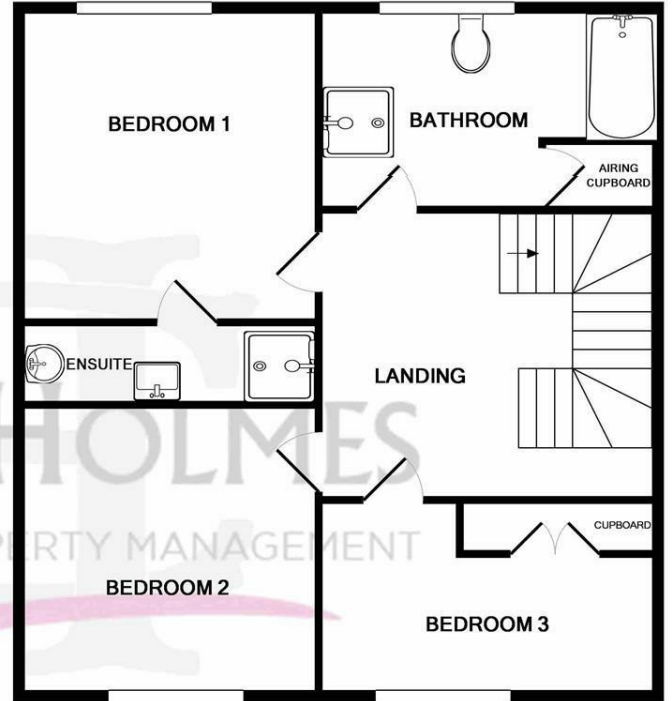
POTENTIAL TO PURCHASE UNDER SEPARATE NEGOTIATION A PIECE OF LAND TO THE SIDE OF 1 THE MOUNT.

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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