



**Sadlers Fold Minskip Road
Boroughbridge, Yorkshire YO51 9HY**

£1,650 Per month

SADLERS FOLD - Exceptional detached homes showcasing high end finishes and classic design features throughout, these spacious new homes suit families and couples alike. With good links to the A1M this truly is an excellent location with stunning views.

NEW HOME* THREE DOUBLE BEDROOMS TWO ENSUITES GROUND FLOOR SHOWER ROOM, SPACIOUS LOUNGE WITH WOOD BURNING STOVE, SEPARATE SNUG/STUDY, BREAKFAST KITCHEN, UTILITY ROOM, SINGLE DETACHED GARAGE, FRONT AND REAR GARDENS, AIR SOURCE HEATING SYSTEM, viewing strictly by appointment.

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Summary

An exceptional and truly stunning detached new home revealing deceptively spacious and skilfully designed accommodation located in an exclusive development so conveniently placed for Harrogate, Knaresborough, York and Leeds. The property must be viewed to appreciate the size and Offering outstanding luxury and stylish living accommodation.

The living accommodation briefly comprises of: Reception hall, snug/family room / bedroom three, study, shower room, breakfast kitchen, sitting room with views over rear garden and utility room, To the first floor are two bedrooms, with luxury ensuite bathrooms - the master bedroom having a dressing room.

The property enjoys a semi rural position with superb views across the surrounding countryside occupying a beautiful position on the edge of the sought after village of Minskip. This highly regarded residential area is perfectly situated for local transport links to A1/M1 and set within easy access to York, Harrogate and Wetherby and the local market town of Boroughbridge, offering a wider range of shops, restaurants and schooling for all age groups.



Minskip Road



Total Area: 202.0 m² ... 2174 ft²
 Not to scale. All measurements and floor areas are approximate only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		