



2 Lodge Yard, Minskip, York, North Yorkshire, YO51 9JL

£325,000

Offers Over

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A charming three bedroomed cottage with attractive gardens, garage and parking, forming part of this exclusive courtyard development within the desirable village of Minskip.

This delightful property is appointed to a high standard and provides generous accommodation comprising a dining kitchen, spacious sitting room with woodburning stove, ground floor study, three bedrooms, and two ensuite shower rooms. There is an attractive front garden together with enclosed rear garden with decked sitting area and the property is the benefit of a single garage and parking space.

Minskip is a village situated between Knaresborough and Boroughbridge, and is convenient for the excellent amenities in Boroughbridge, which are just a few minutes drive away. There is also excellent access to the A1 motorway.





GROUND FLOOR

SITTING ROOM

A spacious reception room with woodburning stove and glazed door leading to the garden.

STUDY

Providing a useful workspace with glazed door leading to the front.

DINING KITCHEN

With space for dining table, tiled floor and exposed brick feature walls. The kitchen comprises a range of fitted units with gas hob, integrated oven, integrated dishwasher and space for appliances. Door leads to the garden.

FIRST FLOOR

BEDROOM 1

An impressive large double bedroom with vaulted ceiling and exposed wooden beams. Fitted wardrobes.

ENSUITE

A modern white suite comprising WC, basin and shower. Heated towel rail. Tiled flooring.

BEDROOM 2

A double bedroom with vaulted ceiling and ensuite.

ENSUITE

With WC, basin and shower. Tiled floor.

BEDROOM 3

A further good sized bedroom.

LANDING

With large fitted cupboard.

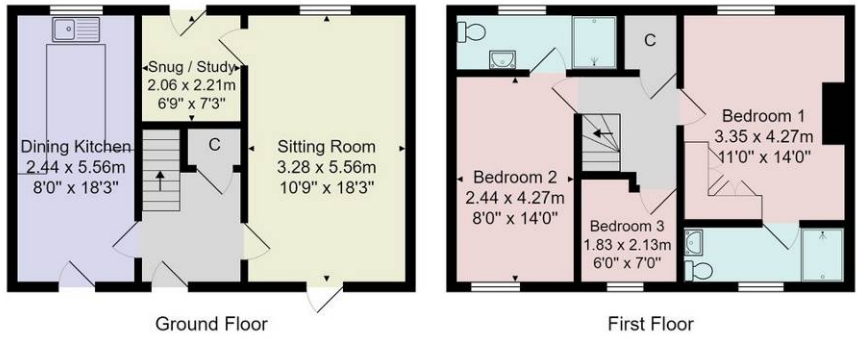
OUTSIDE

The property has the benefit of a single garage and parking space. There is an attractive garden to the front with lawn and planted the borders and further enclosed garden to the rear providing excellent outdoor entertaining space with decking and artificial grass.

Tenure - Freehold

Council Tax Band - E





Total Area: 90.1 m² ... 970 ft²
 All measurements are approximate and for display purposes only.
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