

Hazeldene Fold, Minskip

Guide Price £345,000

Stephensons
estate agents & chartered surveyors

Hazeldene Fold, York YO51 9PH

Est. 1871

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A contemporary four bedroom family home offering flexible living space over three floors, featuring a cloakroom/WC, sitting room, stylish dining kitchen with integrated appliances, master and guest bedrooms with en-suite shower rooms, modern house bathroom, enclosed South facing rear garden and driveway for multiple cars. An internal inspection is is highly recommended.



Entered into a well proportioned entrance hall with staircase leading off, and a doorway leading into the sitting room.

The sitting room is generous in size, featuring a large bay window with fitted blinds, with a door leading into the kitchen/dining area positioned toward the rear elevation.



The kitchen/dining area features a modern Nolte kitchen with matching high and low level storage units and counter tops which incorporate both sink & dish drainer and Bosch hob. There are integrated appliances to include fridge/freezer and dishwasher. In addition there there is a large cloakroom/WC, an under stairs storage cupboard which has been plumbed to allow for a washing machine, and there are French patio doors that lead out into the garden beyond.



On the first floor are three well proportioned bedrooms, bedroom two is a double with freestanding furniture space, and benefits from an en-suite shower room which features full height tiled splash backs, wall mounted wash hand basin, low flush WC, heated towel rail, and an enclosed shower. Bedroom three is a further double bedroom and bedroom four is a single

Tenure: Freehold
Services/Utilities: All mains and services are understood to be connected.
Broadband Coverage: Up to 1600* Mbps download speed
Council Tax: D - North Yorkshire Council
EPC: B (85)
Current Planning Permission: No current valid planning permissions
Management Fee: £650 per annum

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.











bedroom which could also be a great home office/study.

Completing the first floor is the house bathroom with full height tiled splash backs, low flush WC, wall mounted vanity unit, heated towel rail, and a bath with shower over and a part glass shower screen.

On the second floor there is a landing with eaves storage, which in turn gives access to the principal double bedroom, which features two alcoves ideal for freestanding furniture or a dressing table and two velux roof lights. The principal bedroom benefits from a modern en-suite with a further velux roof light, and includes, full height tiled splash backs, wall mounted vanity unit, low flush WC, heated towel rail, and an enclosed shower with both hand held and rain shower attachments.

To the front of the property is a herbaceous garden surrounding the flagged patio path leading to the front door. Adjacent to the property is a multiple car driveway which leads to a rear access gate and into the garden beyond.

The enclosed, private south facing rear garden features a large stone flagged patio with an area of lawn, a timber built garden shed and benefits from sun and natural light throughout the day.

Crucially, the property is available with the remainder of its Premier Guarantee 10 year New Homes Warranty.

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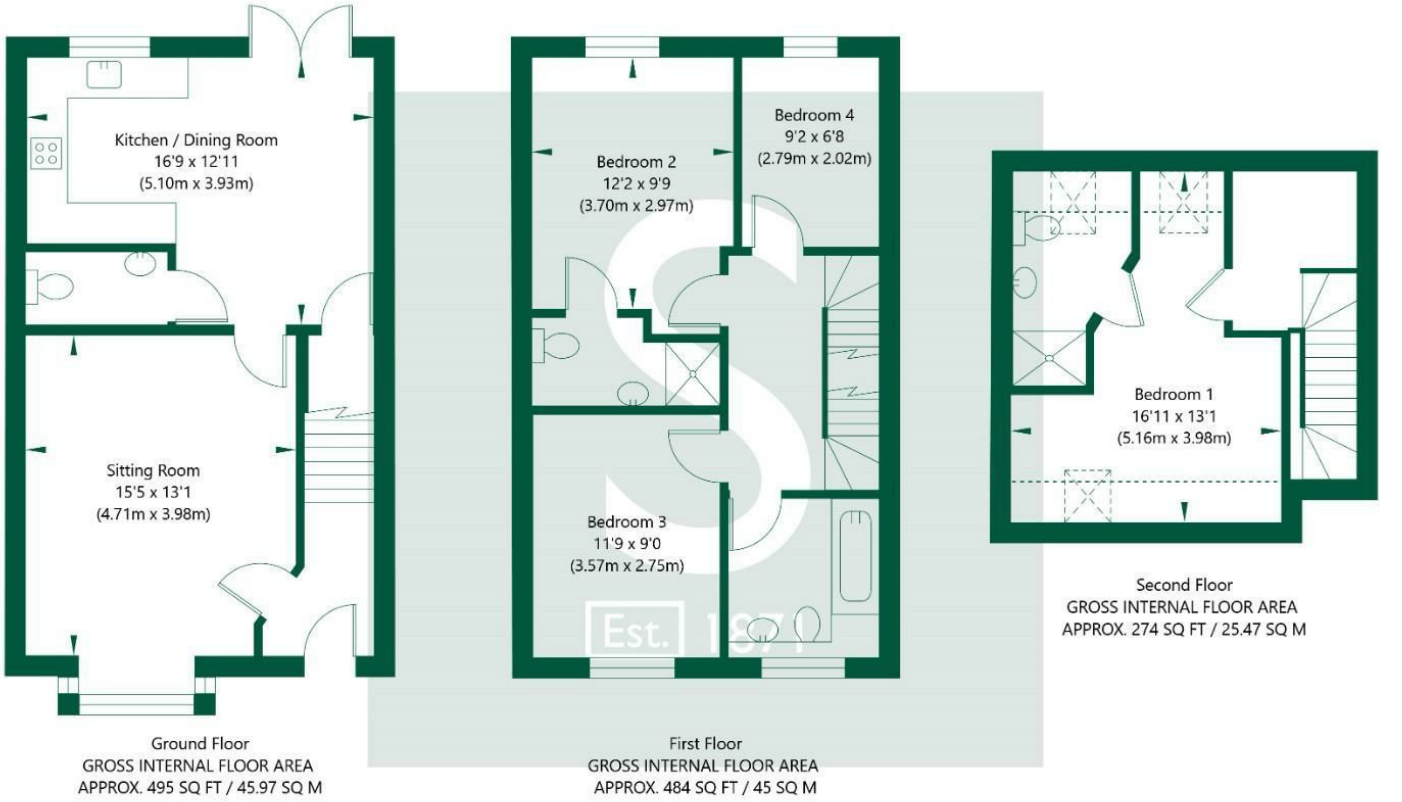
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1253 SQ FT / 116.44 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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