

4 BELL FARM COURT MINSKIP ROAD

Boroughbridge, York

GSC GRAYS

PROPERTY • ESTATES • LAND

4 BELL FARM COURT MINSKIP ROAD

York, YO51 9SD

A fantastic modern detached four bedroom home presented in genuine turn key condition, forming part of this exclusive development in a private and yet easily accessible location between Boroughbridge and Minskip.

ACCOMMODATION

Stunning detached family home
One of four individual properties
4 Double bedrooms two bathrooms
Spacious, open-plan flexible accommodation to the ground floor
Quiet position with wonderful gardens
Easy access to A1M and the motorway networks beyond
Amenities a short walk away
Attached garage

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GSCGRAYS.CO.UK





4 Bell Farm Court

4 Bell Farm Court is a stunning detached four bedroomed house with a super garden to side and rear. The property is one of four skilfully constructed a few years ago and is located in this extremely quiet and accessible position. The property is beautifully presented throughout and in genuine turn key condition and briefly comprises:

To the ground floor: reception hall with cloakroom and w.c. Huge living/kitchen/diner with beautiful centre island and units with quartz worktops over, large range of integrated appliances and French doors to the rear patio allowing the outside space to seamlessly blend with the interior. To the rear is the sitting room and there is a study to the front.

To the first floor are four bedrooms and two bathrooms, one of these is ensuite to the master bedroom.

The property also benefits from the remainder of the 10 year peace of mind structural warranty.

Outside

The property sits on a delightful corner plot withy extensive gardens to the rear and side. The rear garden has a large stone flagged patio which leads onto the wrap-around lawned garden with gated access to the side of the property and is perfect for families with play equipment or for alfresco dining. To the front of the property is a further lawned garden with sone flagged pathway leading down the side of the property to the front entrance. The driveway has off-street parking and there is a and a brick built garage with electric up and over door and a power connected.















Situation and Amenities

4 Bell Farm Court is located at the end of a private lane positioned between Minskip and Boroughbridge. It is therefore extremely accessible and close to the wide and varied amenities found in Boroughbridge town centre. Boroughbridge has a huge variety of amenities including independent eateries, boutiques, gift shops and butchers and bakers. There is a large doctors' surgery and dental practice, and the town is a short drive away from nearby Harrogate, Ripon and York.

There are many good state and independent secondary schools in the local area including Boroughbridge High School, Cundall Manor and Queen Ethelburga's. There are local primary schools in Boroughbridge, Kirby Hill and Roecliffe. With easy access to the A1M at Boroughbridge, mainline rail connections are available from nearby Harrogate, York and Thirsk to London and Edinburgh.

Services and Other Information

LPG central heating, mains electric, water and drainage.

Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Band F





EPC
Rating C

Fixtures and Fittings
Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

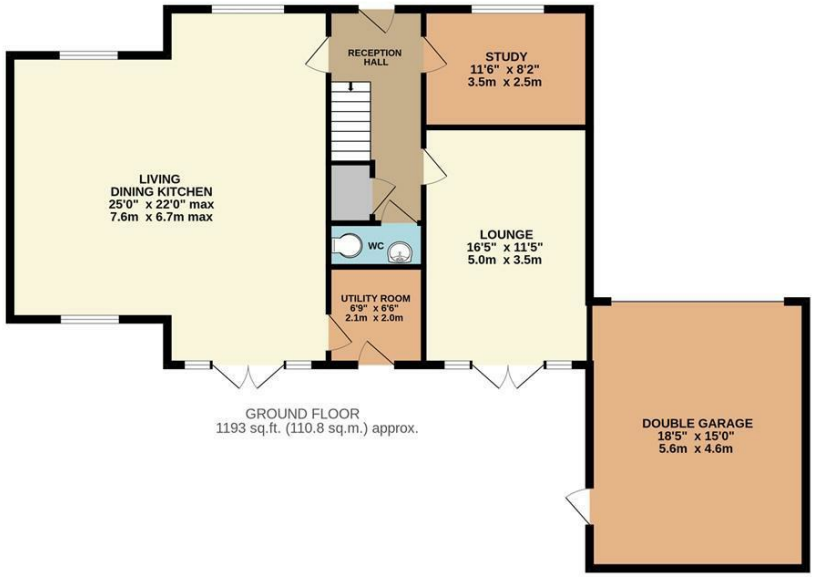
Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

What3Words
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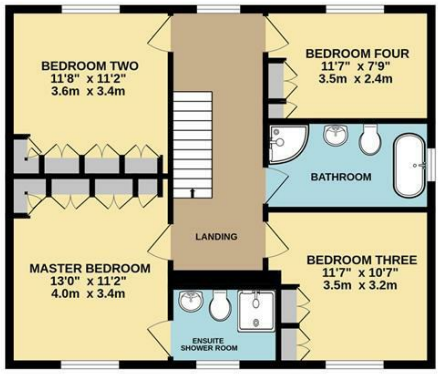
Viewings
Strictly by appointment with GSC Grays 01423 590500

Disclaimer
GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

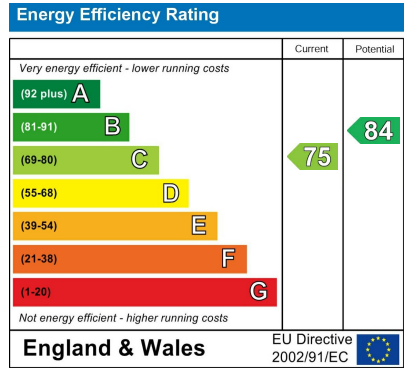
Particulars and Photographs
Particulars written – August 2026
Photographs taken – August 2026



GROUND FLOOR
1193 sq.ft. (110.8 sq.m.) approx.



FIRST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1629 SQ.FT. (151.3 SQ.M.)
INCLUDING GARAGE 1905 SQ.FT. (177.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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