



Minskip Road, Staveley

£675,000

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estate agents & chartered surveyors

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## Minskip Road, Staveley HG5 9LQ

Est. 1871

£675,000

The Paddocks is a substantial, and previously extended, detached family house occupying an enviable position on the edge of this ever-sought-after village, and immediately adjacent to Staveley nature reserve, a superb Yorkshire Wildlife Trust wetland reserve. The property boasts a stunning open front aspect: ideal for young and mature families alike. The property offers spacious four bedroom living accommodation and is being offered for sale with no onward chain.

The property is entered into a large hallway/games room with radiator and staircase leading to the first floor. Located off this room is a sunny garden room enjoying an open front aspect with French doors leading out onto the front garden and patio beyond. There are twin Velux roof lights and tiled flooring.

The property features a downstairs bedroom with en-suite shower room having a low flush WC, wash hand basin and walk-in shower cubicle.

Located at the rear is a spacious utility room housing the central heating boiler. There is a range of high and low level storage cupboards with Granite worktops and sink unit. The utility room leads through into a secondary entrance lobby having a side courtesy door, plumbing for a washing machine and access to the downstairs cloakroom which includes a low flush WC, and wash hand basin.

The feature room of the property is the open plan living area and kitchen, with a south facing aspect and access to the garden through sliding patio doors. There is a central fireplace with back-to-back multi fuel cast iron stove. The kitchen features a range of built-in high and low level storage cupboards with laminated worktops, inset polycarbonate sink unit and tiled splashbacks. There is an electric point for cooking and integrated fridge unit. The living and kitchen areas include a number of radiators.



Tenure: Freehold  
Services/Utilities: Electricity and water are understood to be connected. The property benefits from Oil central heating and a septic tank.  
Broadband Coverage: Up to 76\* Mbps download speed  
Council Tax: F - North Yorkshire Council  
EPC: E (53)  
Current Planning Permission: No current valid planning permissions

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



There is a second entrance lobby which leads through into a separate downstairs toilet which has a low flush WC, wash hand basin and plumbing for a dishwasher.

To the first floor are three generous double bedrooms with far-reaching countryside views, the main bedroom of which is located at the front of the house having a built-in over stairs wardrobe and boarded fireplace.

Bedroom two is also front facing having a period boarded fireplace with bedroom three located at the rear having a floor to ceiling wardrobe, boarded fireplace, and walk-in shower cubicle with tiled splashbacks. All three bedrooms benefit from uPVC framed double glazed casement windows and radiators.

Finally, there is a house bathroom which has a low flush W.C., wash hand basin and inset corner bath with shower attachment and tiled splashbacks. The bathroom includes an electric heater, strip light, and radiator.

The property is set back over 100m giving access via a private driveway. To the front of the property is a flagged driveway and hardstanding which provides off street parking and in turn accesses the attached single garage which has an up and over garage door.

The property's front garden is landscaped and maintained being laid to lawn with densely populated central and surrounding borders, and a small pond. There are a number of raised vegetable beds, and a greenhouse is included within the sale.

Attached at the rear is a second large garage with a central tarmacked hardstanding providing additional off road parking. There is a private lawned side garden, in addition to a further area of amenity land which is currently laid to grass.

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.

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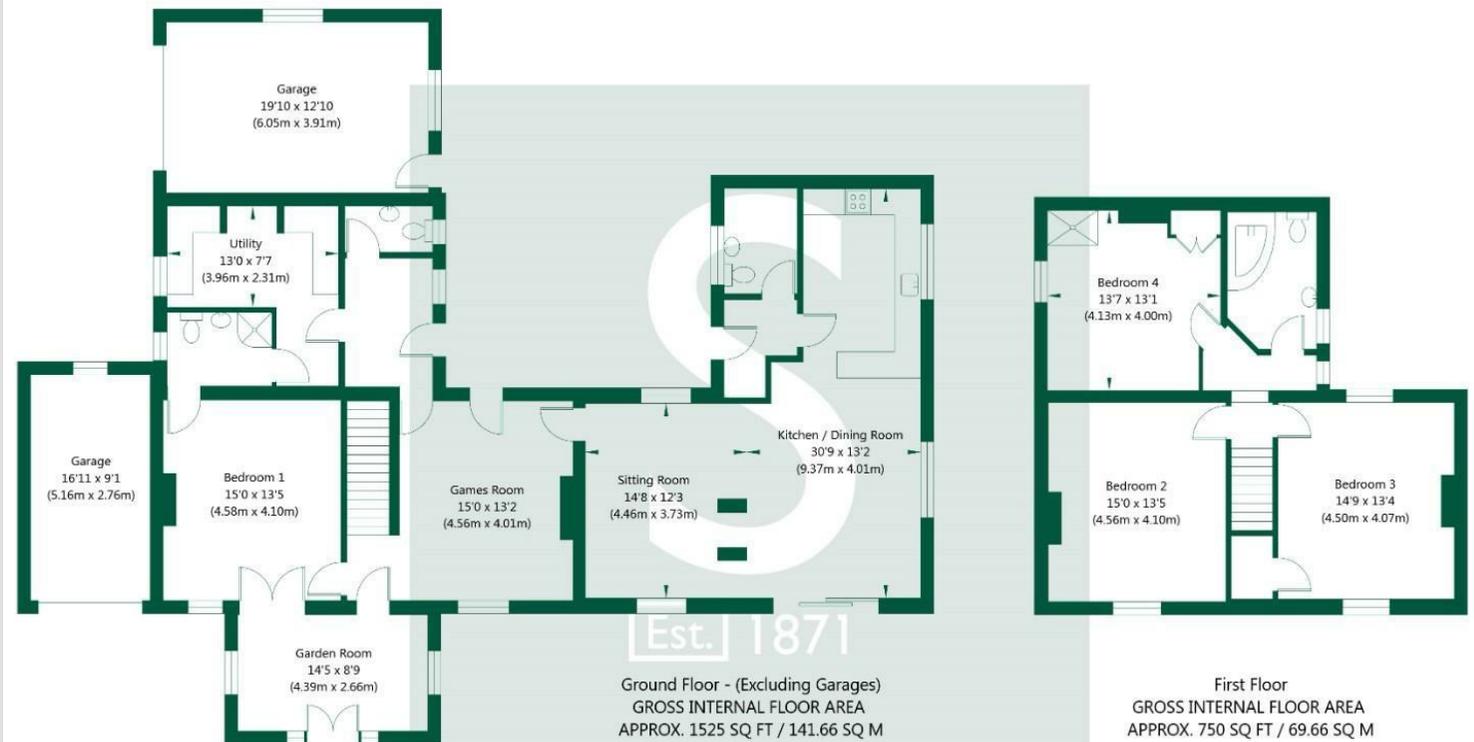
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2275 SQ FT / 211.32 SQ M - (Excluding Garages)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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