



Minskip Road, Boroughbridge Guide Price £239,500

**** FOR THOSE OF 55 YEARS OF AGE & OVER ****

A beautifully presented and surprisingly spacious 2 bedroom detached park home situated within an attractive gated retirement development located on the fringes of Boroughbridge. This 45' x 20' bespoke home features a stylish interior that includes 2 formal reception rooms, study, kitchen, utility room and en-suite shower room complemented by fabulous landscaped gardens and off road parking.



Foreword

The Park is ideally situated for easy access to the A1, with Leeds Bradford Airport only 35 minutes away and Teeside Airport being an hour.

The excellent transport links are within easy reach, which mean that in no time at all you can be enjoying the rural countryside and beautiful scenery of the Vale of York and surrounding areas. A bus passes the Park entrance every hour to Boroughbridge and Knaresborough/Harrogate.

Accommodation

An L-shaped reception hall with cloaks storage cupboard leads off into a study and a spacious 18'4" long dual aspect living room with feature fireplace and double doors through to a formal dining room with french doors out to the rear garden.

The superbly appointed kitchen features a generous range of base and wall storage cupboards and integrated appliances (induction hob with extractor canopy above, eye-level fan assisted oven and grill, fridge, freezer and dishwasher) complemented by useful utility room leading off providing further storage and a double glazed door out to the rear.

An inner hallway leads off into an impressive principal bedroom with fitted wardrobes and stylish en-suite shower room.

There is a further double bedroom with fitted wardrobes and a tastefully appointed bathroom.

Other internal features of note include double glazing and radiator central heating.

To The Outside

One of the main features of the home is the decked terrace, ideal for outside entertaining and large enough to provide ample space for garden furniture.

The Park features an electric gated community as well as CCTV and street lighting, with this plot having a paved Driveway with off road parking for at least 2 vehicles.

The homes are all built to BS 3632 and have a 10-year Gold Shield structural warranty.

Additional Information

Tenure: Freehold

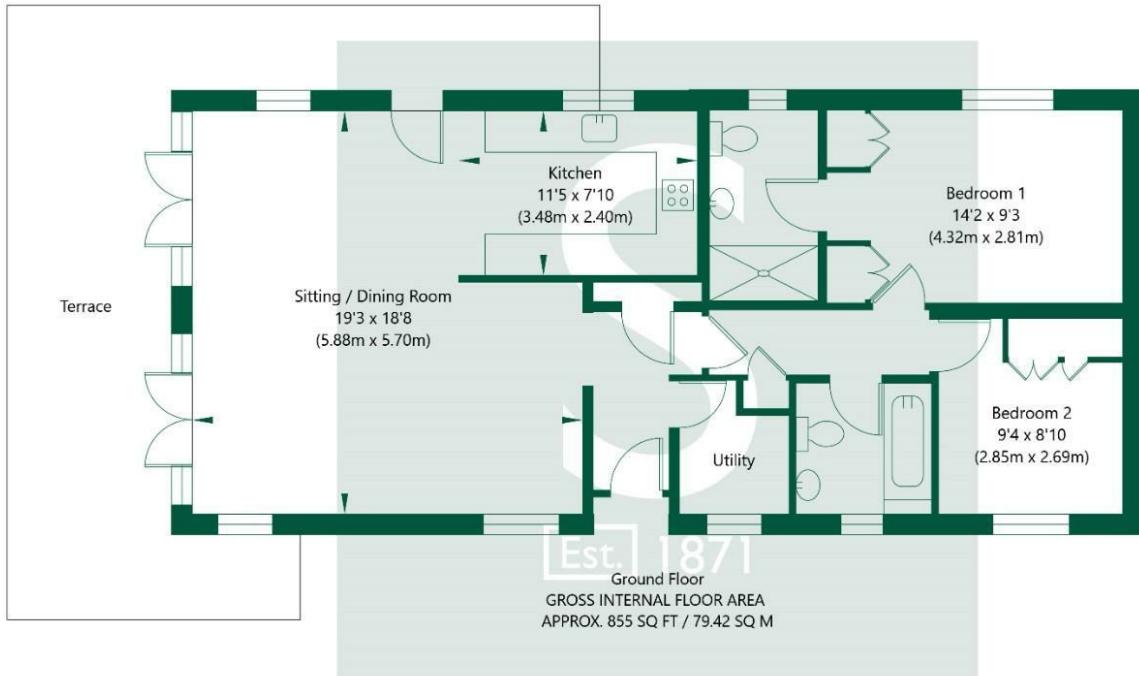
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

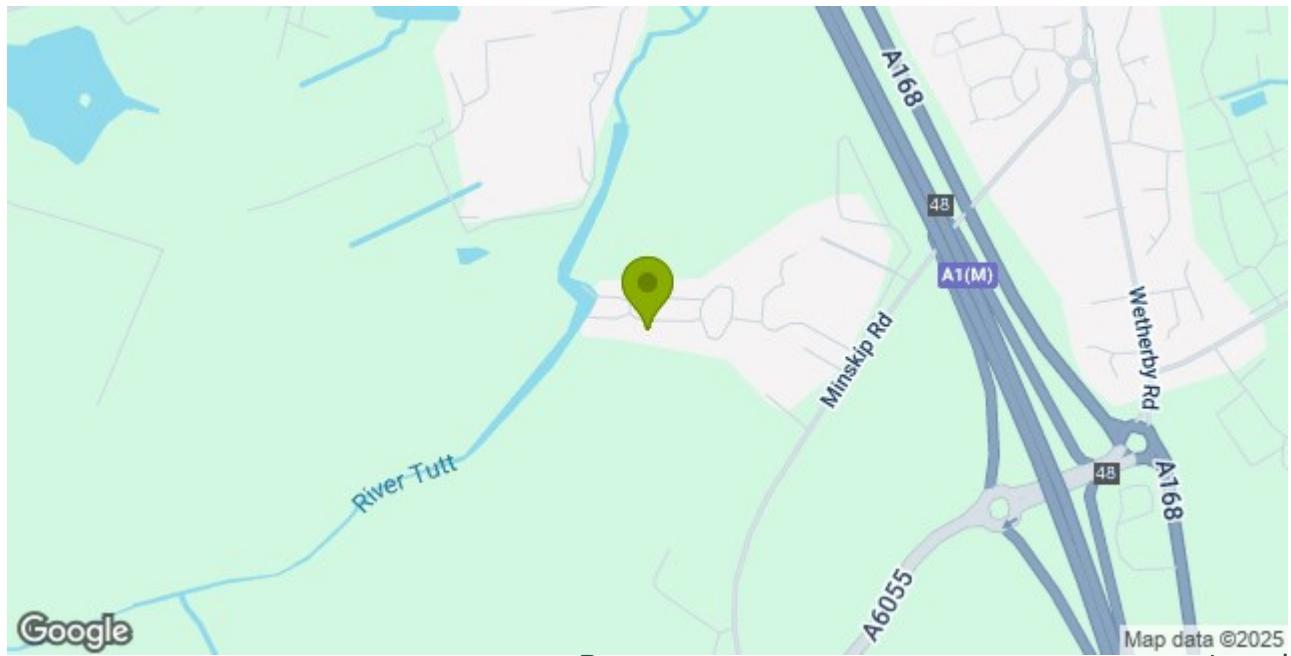
Council Tax: A - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 855 SQ FT / 79.42 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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