



Lodge House, 1 Lodge Yard, Minskip, York, YO51 9JL

A deceptively spacious and beautifully appointed four bedroom double fronted detached family home together with a private southerly-facing side garden and off street parking for two cars, situated within this highly regarded village.

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Yorkshire, HG5 0ET

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Lodge House, 1 Lodge Yard, Minskip, York, North Yorkshire, YO51 9JL

Harrogate 9 miles, York 19 miles, Leeds 31 miles (all distances approximate)

Offers in excess of: £450,000

- Highly regarded village
- Beautifully appointed accommodation throughout
- Three well-proportioned reception rooms with two having open fireplaces
- Attractive breakfast kitchen
- Principal bedroom with en-suite
- Three further bedrooms and house bathroom



General remarks

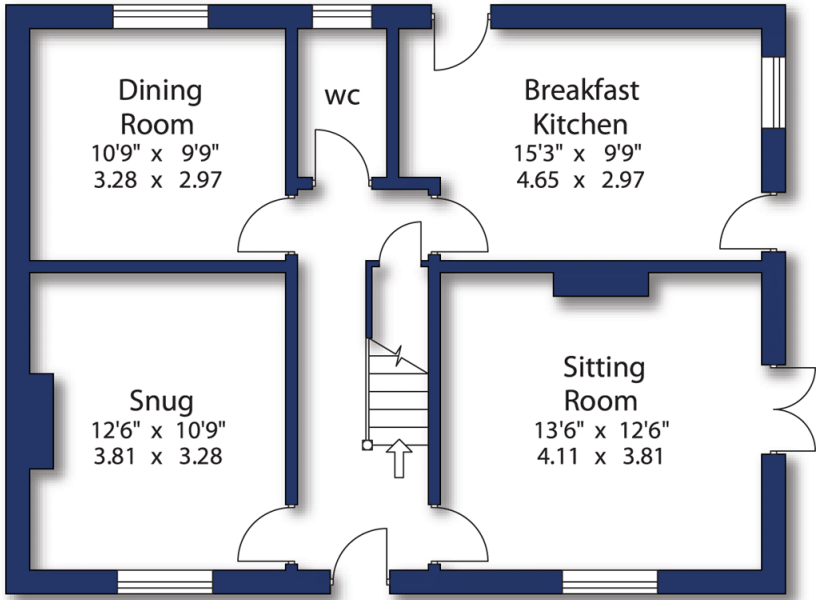
With gas central heating and sealed unit double glazing the property briefly comprises; central reception hall with staircase to the first floor, useful understairs storage cupboard and guest WC. There is an attractive sitting room with French doors onto the private side garden and open fireplace. There is a separate snug with feature open fireplace and a well-proportioned dining room. All three reception rooms feature window shutters. The dining kitchen comprises a range of granite worktops and matching breakfast table with a range cooker and period style sink unit. There is space for appliances and a stable door to the garden and door to the rear car port.

To the first floor the principal bedroom has an en-suite shower room. There are three further double bedrooms and a spacious house bathroom with period style rolltop bath and separate walk-in shower.

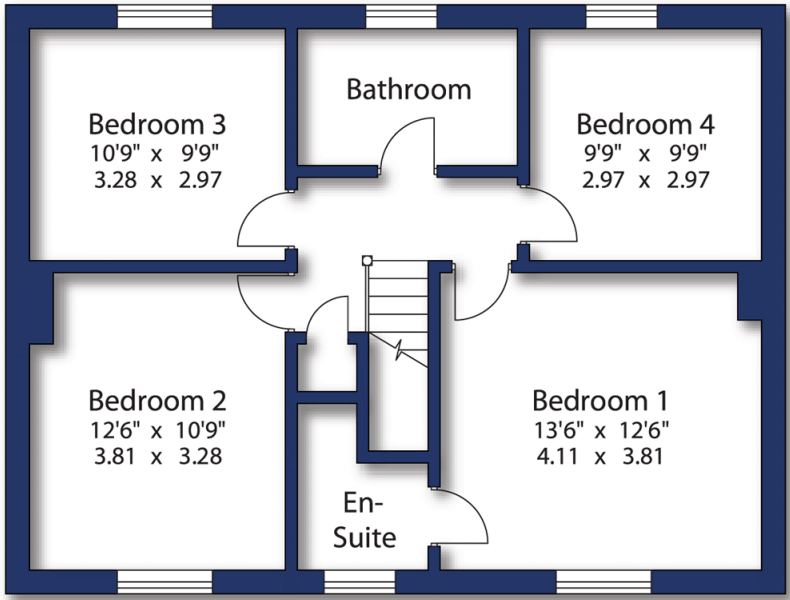
Outside a tandem length parking space with car port immediately to the rear of the property provides parking and access into a useful covered storage shed. There are private front and side gardens with lawn and decked seating areas which offer an excellent degree of privacy and will no doubt appeal to those entertaining and for those with family requirements. There is also a timber garden shed with further gravelled area beyond.

The property is situated within this highly sought after village, just a short distance from Boroughbridge, which has a good selection of shops, public houses and cafes. The fashionable Spa town of Harrogate and the historic market town of Knaresborough are also easily accessible. The property is conveniently located for commuters with the A1(M) which links to the national motorway network.

Floorplans



Ground Floor



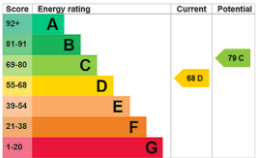
First Floor

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Contact us



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Directions

From Knaresborough proceed out on the Boroughbridge Road and upon entering the village of Minskip the property can be found at the far end on the right hand side clearly marked by our For Sale board.

What3Words escalates.glorious.salad

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler.
- Off street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.