



GSC GRAYS

PROPERTY • ESTATES • LAND



## 3 LODGE YARD

Minskip, York, YO51 9JL

Guide Price £300,000





### Lodge Yard

A bright and airy three bedroom converted barn, beautifully renovated to a very high standard with two bathrooms, open-plan kitchen / diner / lounge, private outdoor terrace and off-street parking on the edge of a hugely desirable and commutable village.

### Situation and Amenities

Minskip is a picturesque village on the edge of Boroughbridge with direct routes to Knaresborough and Harrogate. The village has a public house and is moments from all the amenities and supermarkets in nearby Boroughbridge. There is also a regular bus route between Boroughbridge and Knaresborough with further train services from Knaresborough to Harrogate, Leeds and York.

### Property

Beautifully renovated by the current owners to an incredibly high standard, the ground floor offers terrific open-plan living comprising contemporary kitchen with integrated appliances, gas hobs and breakfast bar leading to the dining area and lounge with delightful exposed brick wall.

Upstairs are three double bedrooms (one of which is currently being used as an office space by the current owners), with ensuite shower room and family bathroom with beautiful exposed beams throughout.



### Externally

The property has a lovely private terrace overlooking the courtyard with an array of shrubs and flowerbeds. Additionally, there is designated sheltered off-street parking with a spacious secure storage unit and additional communal off-street parking.

### Local Authority and Council Tax Band

Harrogate Borough Council  
Council Tax Band E

### Services and Other Information

We understand that the property is serviced by mains water, electricity, drainage and gas central heating. The current owners have also upgraded all windows and doors to double glazing and recently installed gas combination boiler.

### Particulars and Photographs

The particulars were written and photographs taken September 2022.

### Viewings

By prior arrangement with GSC Grays Boroughbridge 01423 590500

### Disclaimer Notice

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.

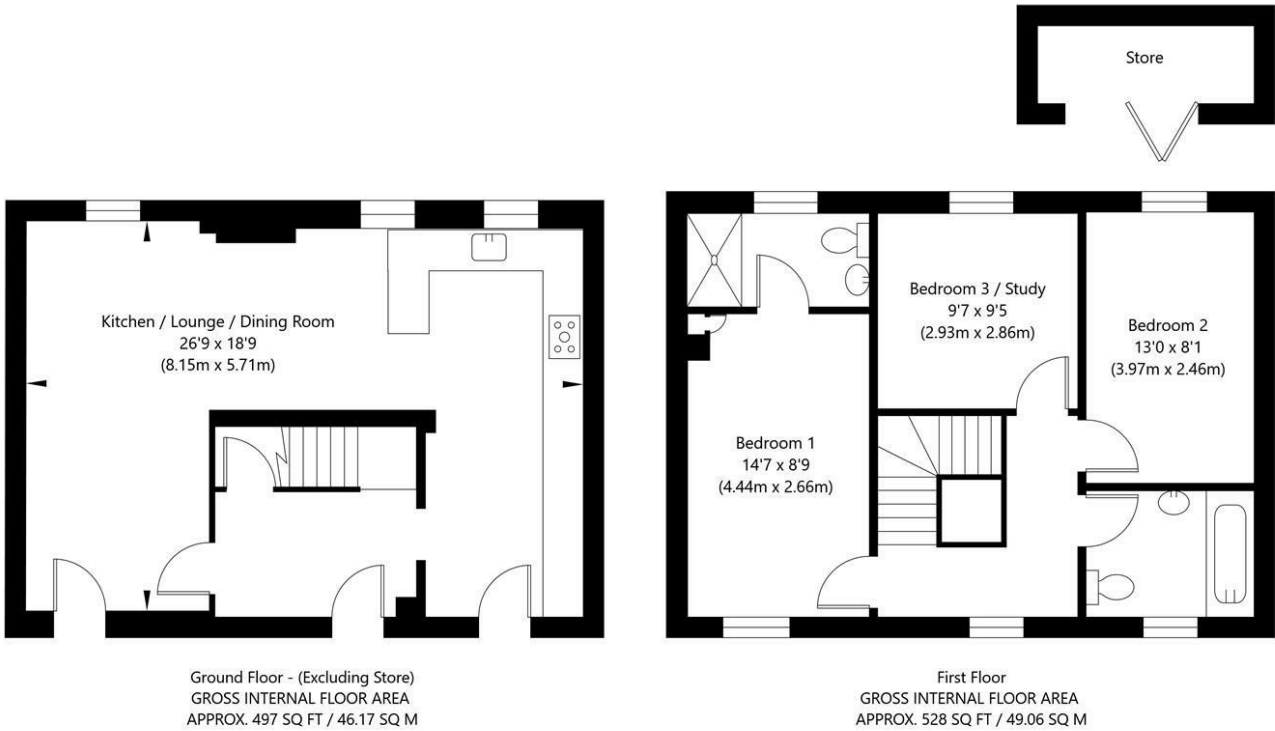
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.

6. Please discuss with us any aspects that are important to you prior to travelling to the property.

3 Lodge Yard, Minskip, York, Yo51 9JL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1025 SQ FT / 95.23 SQ M - (Excluding Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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To arrange a viewing of this property or for further information please contact our office on the details below:

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**boroughbridge@gscgrays.co.uk**  
15-17 High Street, Boroughbridge, York, YO51 9AW



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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