



THE PADDOCK MINSKIP ROAD
Boroughbridge, York



GSC GRAYS

PROPERTY • ESTATES • LAND

THE PADDOCK MINSKIP ROAD

York, YO51 9HY

The Paddock is an individual architect designed property of the highest order constructed around 5 years ago and positioned on a private plot on the outskirts of Minskip. Offering four bedrooms the property has beautiful fittings throughout and the highest levels of technology. Perfect for families, this property is one not to be missed.

ACCOMMODATION

- Individual detached home
- Immaculate throughout with hi spec technology
- Four bedrooms and three reception rooms
- Amazing living dining kitchen with Tom Howley Kitchen
- Superb plot and covered entertaining space
- Detached garage
- Perfect for families
- Accessible and private plot



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The Paddock

The current owners of the property have worked tirelessly alongside their chosen architects in designing their dream home. No stone has been left unturned creating a property with the real wow factor. From the choice of construction materials, to the stunning 'Tom Howley' Kitchen, the quality of workmanship is evident the moment you enter the home. This has been further enhanced with the high level of technology that runs through the property. With air source heat pump heating and audio capability in every room there is also heat renewal throughout ensuring high levels of energy efficiency and air quality control.

Briefly comprising:

To the Ground Floor: Entrance hall leading to cloakroom, huge sitting room with feature fire place with wood burning stove, beautiful stone staircase with stone sourced from renown stone suppliers Sam Cryer and glazed balustrade, home office housing the technology hub, door to the amazing living/dining/kitchen. This space is stunning and encompasses the beautiful 'Tom Howley' kitchen in the double height kitchen area with roof lights and exposed brick wall, a stunning central island with marble work tops over and beautiful ergonomic units under. There are French doors to the patio from the kitchen and huge bi-fold doors from the living area. There is beautiful tiled flooring with underfloor heating. Off the living area is the useful utility room.

To the first floor: The beautiful staircase leads to the landing. The master bedroom has built in wardrobes and two windows overlooking the rear garden (originally designed with ensuite facilities). Bedroom2/Guest bedroom has built in wardrobes and an en-suite shower room and there are two further double bedrooms. The house bathroom is beautiful and is positioned to the front of the property.

Outside

The property is approached via a private driveway that leads to the walled parking area. There is a detached brick build garage with power and light. To the rear is the delightful garden which is laid to lawn and offers a blank canvas for the keen gardeners. Adjacent to the rear of the house is the paved patio area and entertaining space. The plot is such that it offers further scope to extend the home, subject to planning and purchasers requirements.





The appeal of our home-The vendors insight

We built this property so know the thought, hard work and skill that went into creating our ideal home. Our daughter and son were born shortly after we moved in and it's been a perfect place for them to grow up, with from the time they spend at the kitchen island, to the space to play in the living room, to the large garden where they play in the summer and we have their parties. The home automation has made our lives so much simpler and the kids love it. Being able to listen to music whilst you make dinner or in the shower, creating the perfect lighting scenes at just the right brightness or watching sky on any TV and loads more, it has hugely enhanced our living experience. The privacy and quiet we enjoy is also a real bonus.

Tech Data

- Fully automated home via Control 4 automation system, control by tablet, remote or app. The system is fully customisable to the occupant's preferences.
- Intelligent lighting throughout the house, including control pads with lighting scenes
- Fully automated blinds throughout
- Video matrix that house Sky boxes, streaming devices etc to sit in the central rack and be watched by all TVs
- Doby Atmos surround sound cinema set up installed in sitting room
- 6 4k night vision CCTV cameras giving full house coverage, including recording system. Watch via app or monitor.
- Wired Wi-Fi access points meaning full house coverage



Situation and Amenities

The Paddock 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.

Local Authority and Council Tax Band

North Yorkshire Band F

Services and other information

The property has the benefit of all mains services.

What 3 Words

///city.sprain.jumbo

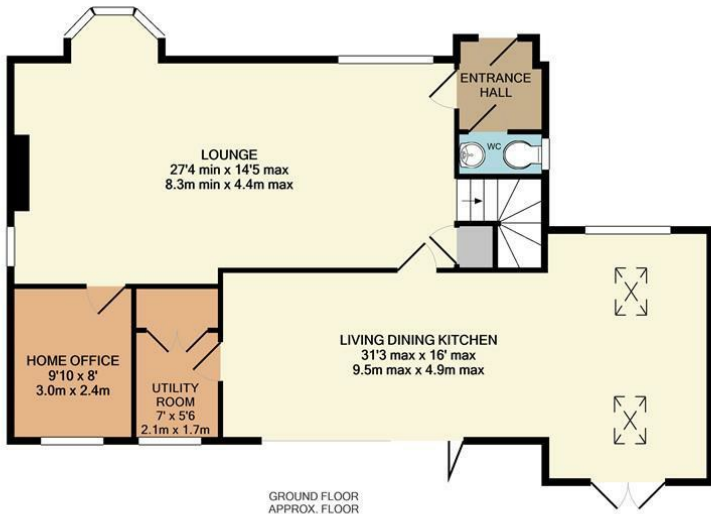
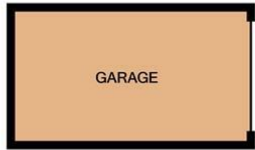
Viewings

Strictly by appointment with GSC Grays 01423 590500

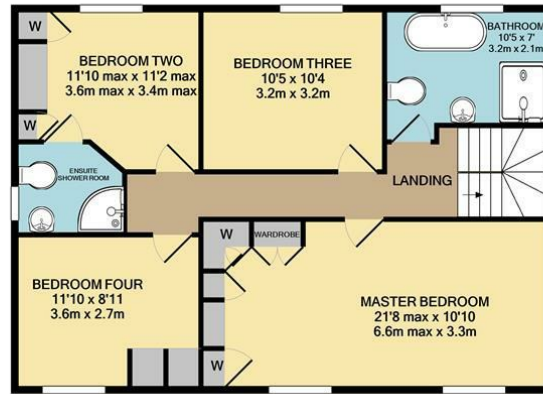
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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 1008 SQ.FT.
(93.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 824 SQ.FT.
(76.5 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1832 SQ.FT. (170.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(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	

