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ALEXANDER HOUSE • BILBROUGH • YORK



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PRS Property Redress Scheme



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ALEXANDER HOUSE

Back Lane, Bilbrough, York YO23 3PL

York city centre 6 miles • Wetherby 10 miles

Leeds 18 miles • Harrogate 22 miles

**Substantial modern family house
providing over 3,600 sqft of
accommodation in a popular
commuter village**

Entrance hall • sitting room • living room •
kitchen/dining/family room • utility room • wc

Principal bedroom suite with dressing area
and shower room • 5 further bedrooms • 3
further bathrooms (2 en suite)

Detached garage • gardens

For Sale Freehold



This substantial house built by well known local builder Pilcher Homes sits on the quiet back lane in the heart of a quintessential North Yorkshire village within easy access of the cities of York and Leeds. Constructed in 2022, Alexander House stands proudly on Back Lane, a site that originally formed the grounds of nearby Bilbrough Manor, the ancestral home of the Fairfax family who played a pivotal role in the English Civil War. Its large rooms provide versatile living space and would effortlessly accommodate the needs of a growing family. This is a distinctive property built to a very high specification.

- Detached, individually designed family house
- Versatile accommodation of more than 3600 sq ft
- Very well appointed with an outstanding kitchen over 36ft in length
- Ideal for entertaining with two sets of bifold doors off the kitchen
- Modern house less than two years old with 8 years remaining of building warranty
- Rural village location six miles from York
- Convenient for York, Leeds and Harrogate

At the heart of the home is the large and well-proportioned kitchen/dining/living room with southerly views across the garden, access to the south facing terrace via bifold doors. The large kitchen/dining/living room spans an impressive 860sqft. The bespoke kitchen has a large island unit with a breakfast bar, a range of units and drawers with Soft Close mechanism, a double Butler sink, induction hob and Amtico flooring. Just off the kitchen is a utility/ boot room with a rear entrance. There is a generous sitting room off the hallway with the living room being used as a playroom or

could be a home office. The generous and light-filled first floor landing gives access to four bedrooms, all of them double, two ensuite and one family bathroom. The large principal bedroom suite has a dressing area, prep area ensuite shower room and large bedroom. The second floor contains two further bedrooms, again both double and one with an ensuite.

Outside

Alexander House sits on Back Lane behind a brick wall giving the element of privacy. The start of the drive has been blocked paved with the parking area being gravelled leading to a detached garage. There are two patio areas at the property, one at the rear and one off the side return and can both be accessed from the two sets of bifold doors off the kitchen. The rear garden is well maintained and fenced on the north and west boundaries with hedging on the east boundary

Environs

Bilbrough is an attractive, leafy village located just outside the York city boundary not far from the A64 heading west towards Leeds. It offers excellent transport links to neighbouring cities and towns with easy access to the A64, A1M and motorway network beyond; Leeds can be reached in half an hour and Harrogate in 45 minutes. York with its mainline railway station connecting to London, Edinburgh and Manchester lies a short drive to the south. Alexander House lies in the middle of the village, there is a village hall which hosts a variety of classes and village events and a parish church dating back to Norman times. Countryside walks and cycle routes can be enjoyed from the doorstep.



Tenure: Freehold

EPC Rating: B

Council Tax Band: G

Services & Systems: All mains services. Gas central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

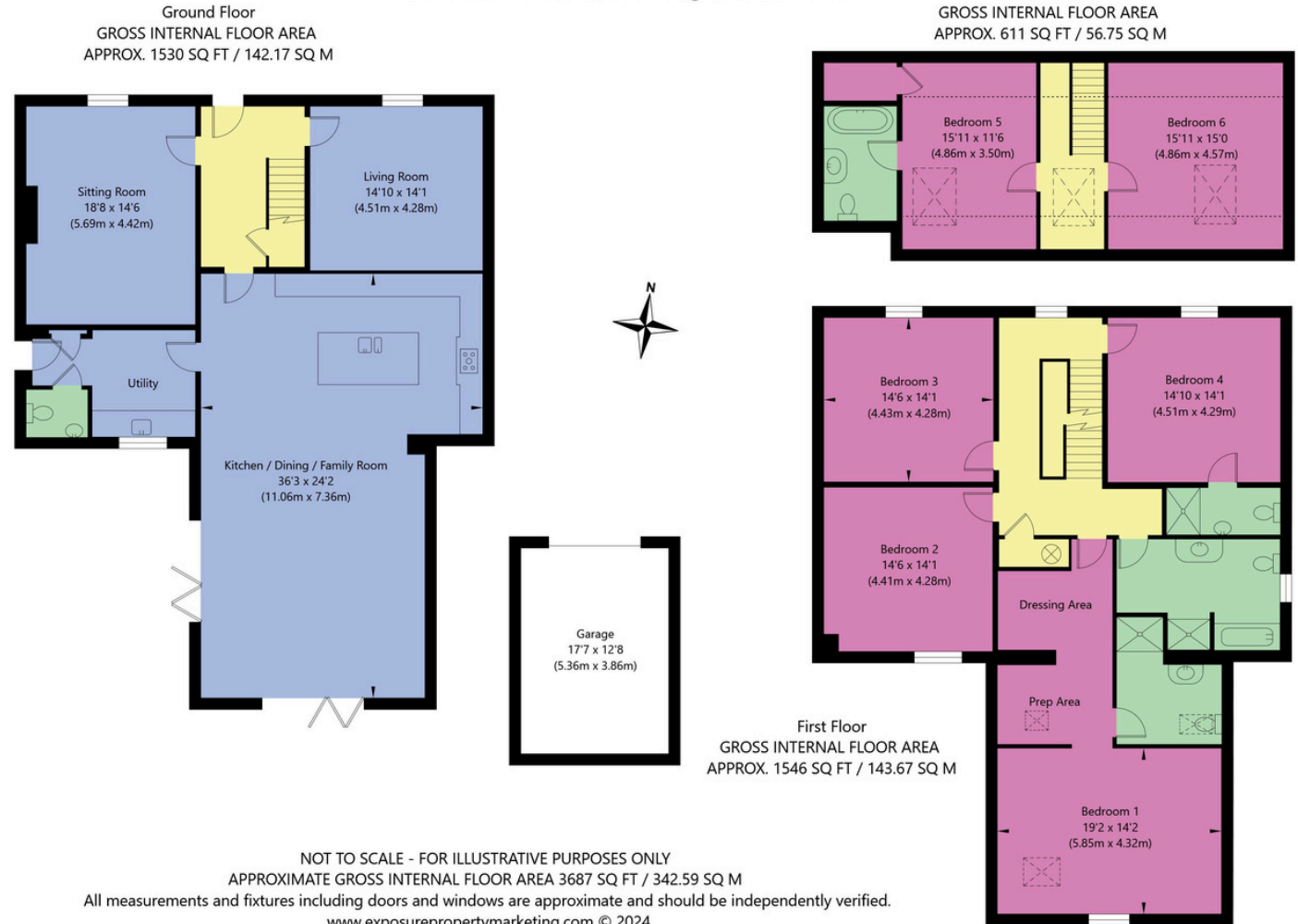
Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: North Yorkshire Council
www.northyorks.gov.uk

Directions: Head into the Main Street of the village from the A64, passing the pub on your right and the church on the left. Follow the road round on to Back Lane the house is 100m down on the right hand side.

Alexander House, Bilbrough, YO23 3PL



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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City

Country

Coast