



Station Road, Alne Guide Price £650,000

A characterful 4 bedroom period property with origins believed to date back as far as the early 1800's located on the rural fringes of Alne and enjoying a south facing corner plot of over .25 of acre that includes 2 formal reception rooms and a study, dining kitchen and utility room, 4 bedrooms, bathroom and separate shower room complemented by generous parking and a detached double garage.

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Inside

A reception hall with timber flooring leads off into 2 formal south facing reception rooms (1 with wood burning stove) and a farmhouse style dining kitchen featuring timber flooring, worktop space and a range of pine fronted base and wall pine storage cupboards complemented by range cooker space, further freestanding appliance space and sliding double glazed doors opening out into a west facing side garden. The ground floor also provides a shower room and spacious utility room with access out into a charming courtyard.



The first floor landing leads off with stripped pine period doors into a generous principal bedroom with period fireplace, 3 further bedrooms, box room/study and a bathroom.

Other internal features of note include oil fired radiator central heating, double glazing to all bar one window and rural views from all of the first floor bedrooms.

Outside

A driveway provides generous parking and access into a detached double garage. The principal gardens to the property are predominantly laid to lawn, south facing and enjoy a high degree of privacy by way of a high hedgerow boundary. The property also features a side garden off the kitchen, a charming courtyard off the utility room and a former orchard area to the right of the garage which presents an opportunity for further parking or extend the formal gardens further.



Services

We have been advised by the vendor that all main services are connected to the property with the exception of gas.

Energy Efficiency

This property's current energy rating is E (51) and has the potential to be improved to an EPC of B (88).

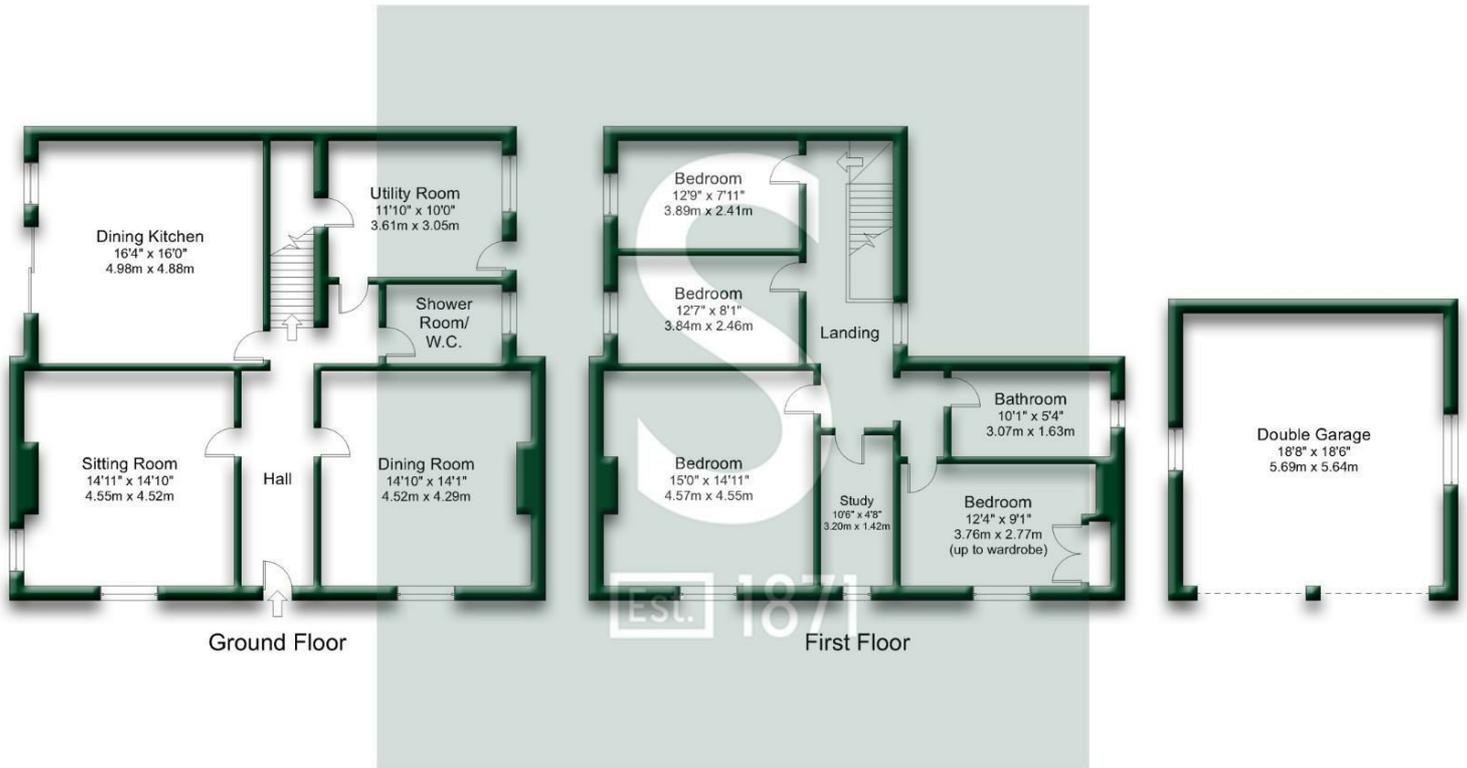
Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO61 ITP.

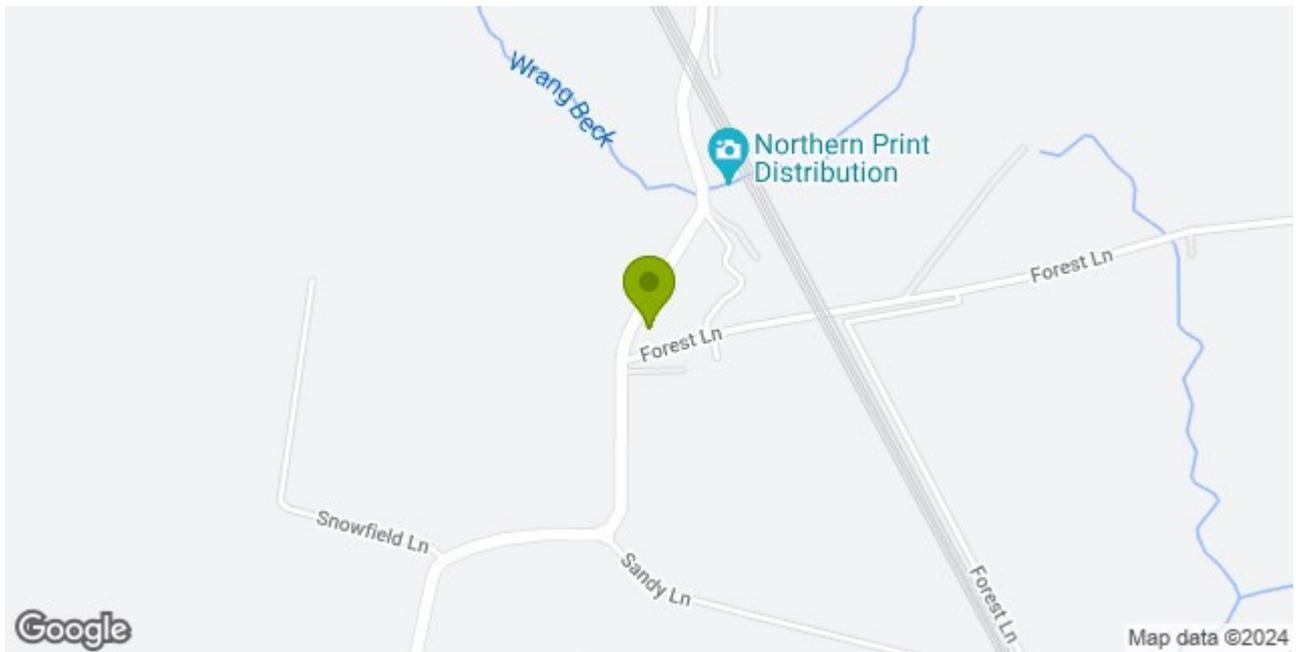
Tenure

We have been informed by the vendor that the property is freehold.





Gross internal floor area excluding Double Garage (approx.): 173.3 sq m (1,866 sq ft) For illustrative purposes only. Not to Scale. Copyright © Apex Plans.



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