

Main Street, Alne Guide Price £750,000

*** .25 OF AN ACRE PLOT *** An impressive 5 bedroom detached property set in around .25 of an acre featuring a beautifully presented interior that includes 2 reception rooms and a conservatory, stunning L-shaped dining kitchen & living area, useful utility room, 1 en-suite double bedroom, 4 further bedrooms and bathroom complemented by a generous driveway and large garage.

*** LOCATED ON ALNE'S PICTURESQUE MAIN STREET ***



Property Overview

Extensively upgraded, restyled and extended in 2018 and 2019 by the current owners, this fabulous 5 bedroom detached home is located within the highly regarded village of Alne which sits around 2 miles off the A19, 3 miles from the vibrant market town of Easingwold, 10 miles north of York and 10 miles east of Boroughbridge and junction 48 of the A1(M). The beautifully presented interior includes a reception hall with cloakroom/wc, living room, versatile study/snug, stunning L-shaped dining kitchen and living area, useful utility room, 1 en-suite double bedroom, 4 further bedrooms and a luxuriously appointed house bathroom complemented by a generous driveway, longer than average garage and lawned gardens, all within a plot of around .25 of an acre.

Inside

An entrance porch with cloakroom/wc opens into a reception hall with cloaks storage cupboard and oak doors leading off into a versatile study/snug, conservatory and a 20'7" (6.28m) long living room with wood burning stove and double doors opening into a stunning 31'1" (9.47m) long L-shaped dining kitchen and living area providing rear garden access and featuring a luxuriously appointed kitchen that includes expansive corian worktops, dining bar and an extensive range of base and wall storage cupboards complemented by integrated appliances (5 ring touch control induction hob, eye-level double oven and microwave and dishwasher) and a utility room leading off which provides further access out into the rear garden and a personnel door into the garage.

The first floor landing leads off into a principal bedroom with fitted wardrobes and en-suite shower room (newly appointed in 2023), 4 further bedrooms and a stylish house bathroom with both bath and separate walk-in shower.

Other internal features of note include oil fired radiator central heating, double glazing and drop down ladder access off the landing up into useful loft storage space with a max 5'11" (1.80m) head height.

Outside

The property stands centrally within a fabulous plot of around .25 of an acre which includes a lawned front garden and long driveway providing parking and access into 24'3" (7.39m) long garage with a remote control door. The delightful rear garden enjoys a high degree of privacy and features an expansive paved seating area, lawn, greenhouse and timber built garden shed.

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 (47) and has the potential to be improved to an EPC of C (74).

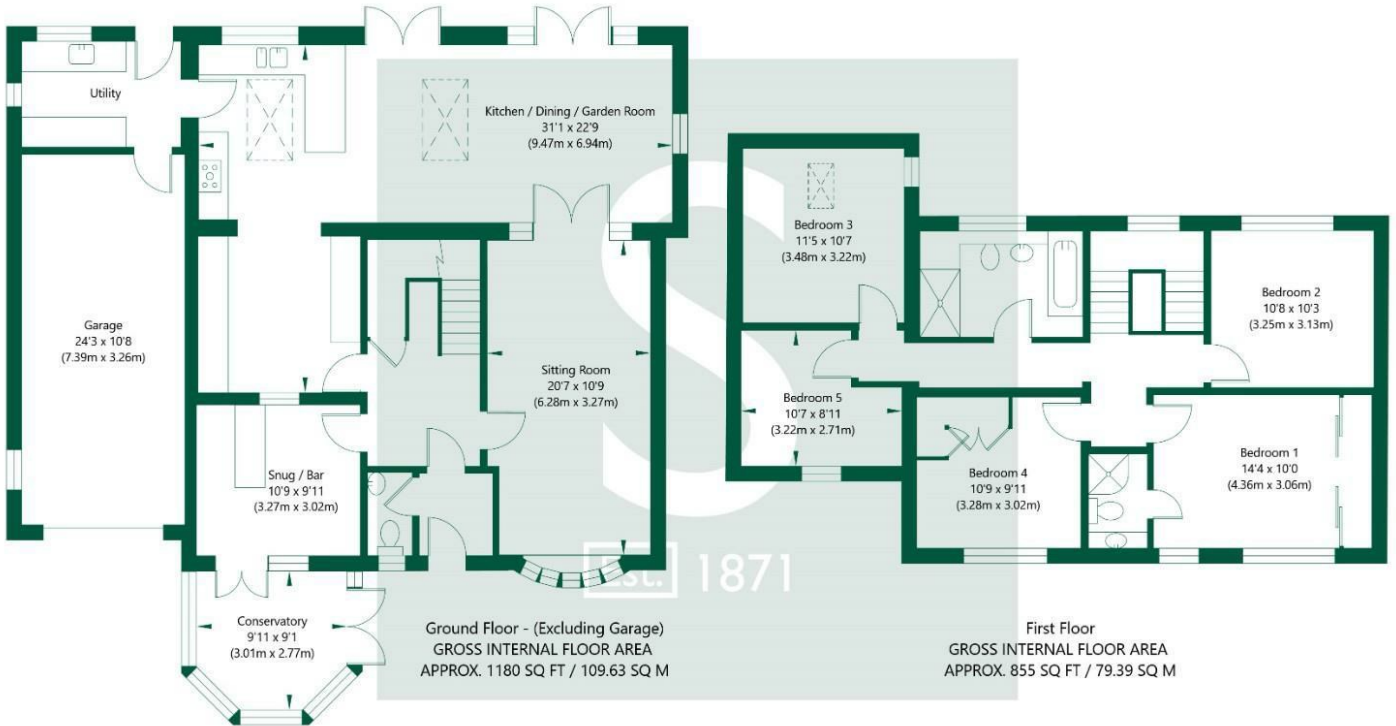
Council Tax & Postcode

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

Tenure

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

Main St, Alne, York, YO61 1RS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2035 SQ FT / 189.02 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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Knarborough	01423 867700
Selby	01757 706707
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Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

