



Gale Road, Alne Guide Price £399,995

A surprisingly spacious 2 bedroom detached property in a .22 of an acre plot located in the highly regarded village of Alne and featuring around 1,386 sq ft of flexible living accommodation complemented by a larger than average detached garage.

*** OVER 1,140 SQ FT OF EXTENDED GROUND FLOOR LIVING SPACE ***

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Inside

The expansive ground floor living space extends to over 1.140 sq ft and includes a 20'1" (6.12m) long living room with coal effect gas fire (LPG) and a 15'10" (4.82m) long dining kitchen which provides generous storage, integrated appliance and access into versatile formal dining room/snug and a larger than average double glazed conservatory.

The ground floor also features a double bedroom with fitted wardrobes and a shower room.



The first floor features 1 further double bedroom with en-suite washroom/wc plus access into part boarded loft space.

Other internal features of note include oil fired radiator central heating and double glazing to all bar one window.

Outside

A driveway provides parking and access into a larger than average brick built detached single garage.



The rear garden provides a paved seating area, lawn, timber built storage shed, potting shed and a generous area of extended area garden beyond the hedging. In total, the plot extends to approximately .22 of an acre.

Services

We have been informed by the Vendor that all mains services are connected to the property with the exception of mains gas.

Energy Efficiency

The property's current energy rating is E (41) and has the potential to be improved to an EPC rating of D (63).

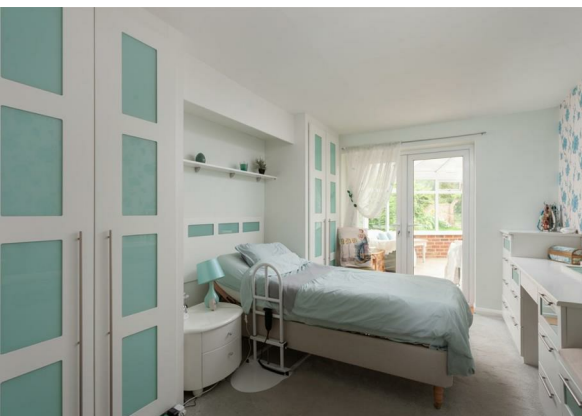


Council Tax & Postcode

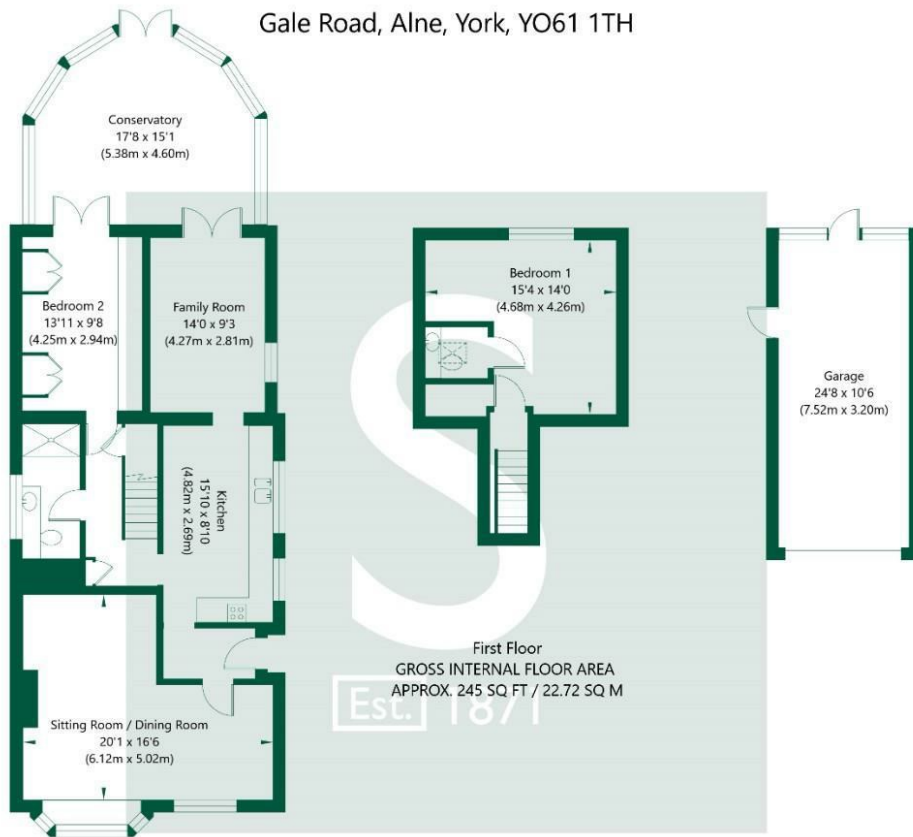
This property is within North Yorkshire Council and the tax band is D. The property's postcode is YO61 1TH.

Tenure

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



Gale Road, Alne, York, YO61 1TH



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1141 SQ FT / 106.02 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1386 SQ FT / 128.74 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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