



Gale Garth, Alne Guide Price £200,000

An exciting opportunity to update and improve a 1970's built 3 bedroom semi-detached property with an attached single garage, in need of extensive modernisation and located in one of the area's most sought after villages just under 10 miles north of York.

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Inside

A reception hall with staircase leads off into a 23'7" (7.19m) long dual aspect living room and a kitchen with a stainless steel sink and drainer unit, original base and wall storage cupboards and an opportunity to replace and restyle to your own taste. A side lobby off the kitchen provides access into 2 storage cupboards and the attached single garage as well as a side door out into the garden.

The first floor landing leads off into 3 bedrooms (2 with built-in wardrobes) and a recently updated shower room.



Although the property benefits from double glazing, it should be noted that the property is now in need of re-wiring and the original oil fired central heating system has been disconnected with the boiler being decommissioned and the original oil tank has been removed.

Outside

A driveway at the front of the property provides parking and access into an attached brick built single garage and both the front and rear gardens are now in need of re-landscaping.



Services

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

Energy Efficiency

This property's current energy rating is E (46) and has the potential to be improved to an EPC of B (82).

Council Tax & Postcode

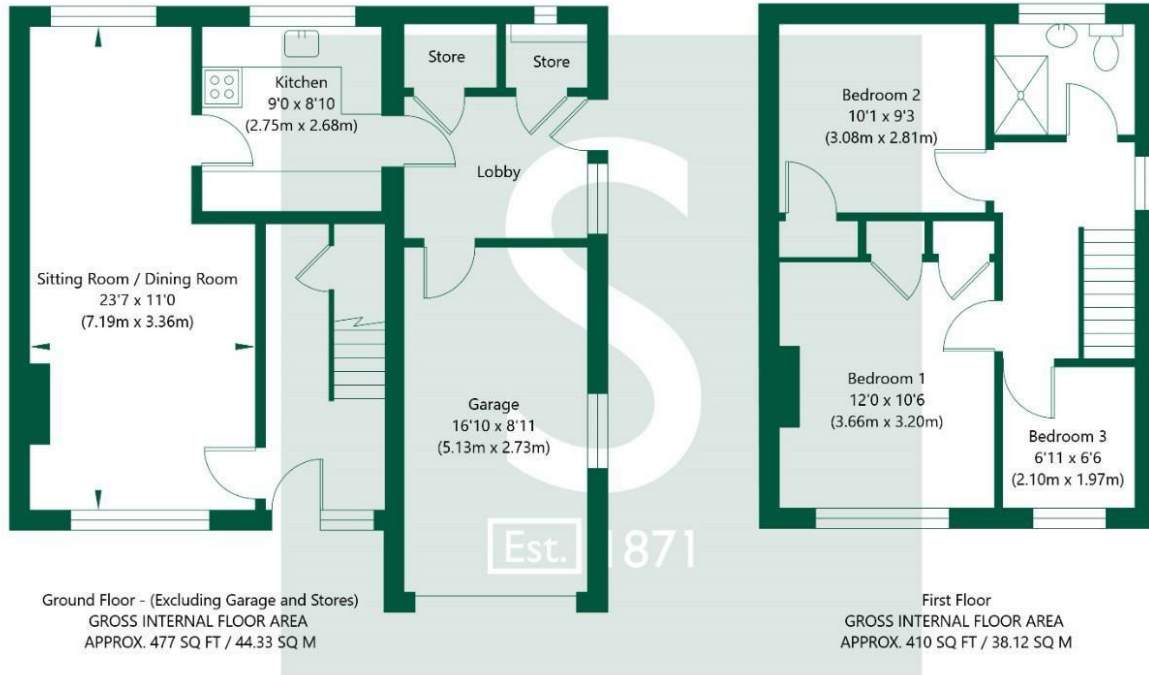
This property sits within North Yorkshire Council and is in the tax band of C. The postcode for the property is YO61 1TQ .

Tenure

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



Gale Garth, Alne, York, YO61 1TQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 887 SQ FT / 82.45 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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