



Main Street, Alne Guide Price £289,995

A simply charming 2 bedroom cottage located on Alne's picturesque Main Street offered with vacant possession and featuring a sitting room with open fire, kitchen with breakfast bar and a first floor bathroom, complemented by a delightful front garden.

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Inside

An entrance lobby opens into a fabulous sitting room with front garden views, original working fireplace, exposed beam and original floor to ceiling storage cupboards with stripped pine doors.

The attractively appointed kitchen provides a range of Howdens base and wall storage cupboards, stainless steel sink and drainer unit and a breakfast bar, complemented by integrated appliances (washing machine, touch control hob with extractor fan above and a fan assisted oven and grill under) and a double glazed door out to the rear.



The first floor landing leads off into a double bedroom with charming original fireplace and built-in storage plus a tastefully appointed bathroom with both bath and separate walk-in shower.

The second floor features a beautiful 2nd double bedroom with a 9'8" (2.95m) high vaulted ceiling, exposed beams and an exposed rustic red brick chimney breast.

Other internal features of note include double glazing and partial night storage heating.



Outside

The delightful front garden is mainly laid to lawn with gated pathway leading up to the front door.

A shared "courtyard" area at the rear of the cottage (off Church Wind) allows access into a useful brick built storage shed (No.2) and small concreted seating area just outside the back door.

Parking is "on street".

Tenure

Freehold

Services/Utilities

Electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

E

Council Tax

B - North Yorkshire Council

Current Planning Permissions

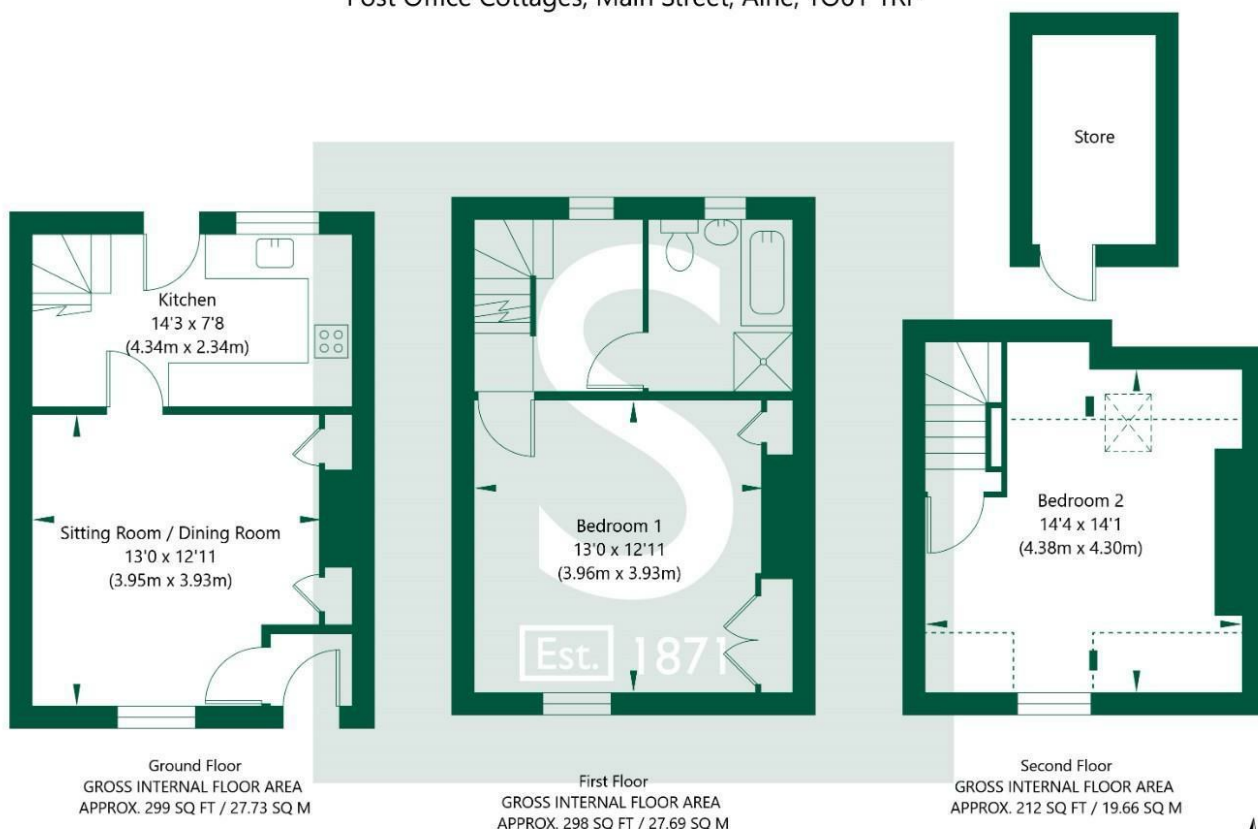
No current valid planning permissions

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



Post Office Cottages, Main Street, Alne, YO61 1RP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 809 SQ FT / 75.08 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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