



## Main Street, Alne Guide Price £282,995

\*\*\* WATCH OUR SOCIAL MEDIA TEASER REEL NOW \*\*\* 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.

\*\*\* NO ONWARD CHAIN \*\*\*

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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

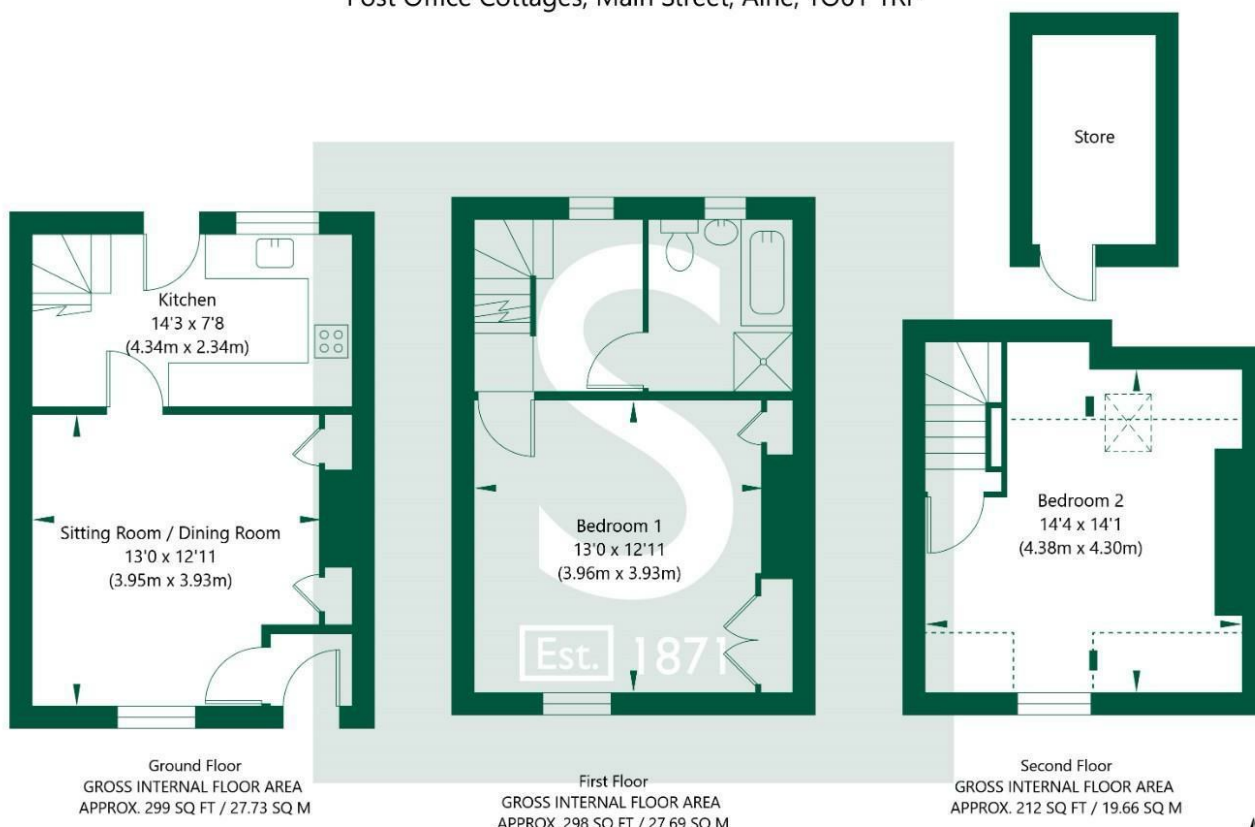
No current valid planning permissions

### Viewings

Strictly via the selling agent - Stephenson's 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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