

property on behalf of the vendor.

- Back Lane
Bilbrough, York
YO23 3PL



TOTAL FLOOR AREA : 3558 sq.ft. (330.5 sq.m.) approx.

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Offers Over £1,250,000

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Tucked away on a quiet lane in the heart of Bilbrough, Alexander House offers an exceptional standard of modern family living with over 3,600 sq.ft. of space across three floors. Built in 2022 by Pilcher Homes, this striking property sits on land once part of Bilbrough Manor's historic estate and is perfectly placed for those seeking a blend of rural charm and city accessibility.

A wide block-paved entrance opens to a gravel driveway and detached garage, all set behind a private walled boundary. Inside, the accommodation has been designed with flexibility in mind offering expansive rooms, practical layouts and high-quality finishes throughout.

The centre piece of the home is the impressive kitchen/dining/living room, stretching to 860 sq.ft. and filled with natural light. Bifold doors open to two separate patio areas, while the bespoke kitchen features a central island, double butler sink, induction hob, and premium Amtico flooring. It's a fantastic space for family life, hosting guests, or simply enjoying the garden views. A separate utility/boot room offers practical access to the rear.

Two further reception rooms provide space to relax, work or play with one currently used as a sitting room and the other as a playroom, easily repurposed as a home office or snug.

The first floor provides four double bedrooms, including a standout principal suite with walk-through dressing area and en suite shower room. Two further bedrooms enjoy en suite facilities, and a well-finished family bathroom completes the floor. The second floor adds two more large bedrooms, with one benefiting from its own en suite, ideal for older children or visiting guests.

The outdoor space is private and well thought-out, with lawned gardens, mature boundaries, and two patio terraces, perfect for outdoor dining or quiet evenings in the sun.

Council Tax Band- G

