The Oaks, York YO61 1TT

£415,000

Stephensons
land & new homes







The largest of the three stunning barn conversions, Plot 4 offers an exceptional combination of spacious single-level living, stylish contemporary design, and a larger-than-average plot with an impressive private

Tenure: Freehold
Broadband Coverage: Up to 1000 Mbps download speed*
EPC Rating: TBC
Council Tax: TBC

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

Imagery Disclaimer: The CGI's and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Designed with modern lifestyles in mind, the heart of the home is a superb open-plan sitting room, dining area and kitchen. This expansive living space provides the perfect setting for everyday family life and entertaining, with an abundance of natural light creating a bright and welcoming atmosphere.

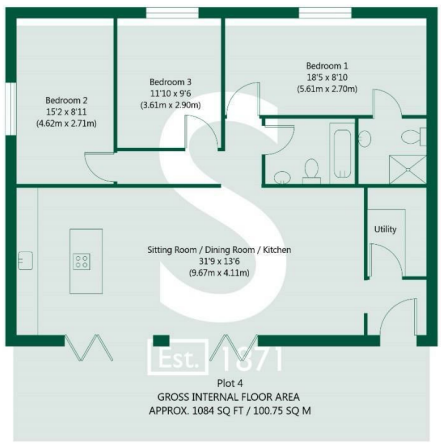
The accommodation comprises three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. Two further double bedrooms are served by a beautifully appointed family bathroom, while a separate utility room provides valuable additional storage and practicality.

Externally, Plot 4 truly stands out from the other two conversions. Occupying the largest plot, it benefits from a substantial private garden extending to the side of the property, offering excellent outdoor space for relaxing, entertaining, or family enjoyment. The generous plot enhances the feeling of privacy and creates a wonderful opportunity for keen gardeners or those simply looking for more outside space.

Key Features

The largest of the three exclusive barn conversions
Spacious three-bedroom single-storey accommodation
Stunning open-plan kitchen, dining and living area
Master bedroom with contemporary en-suite
Luxury family bathroom
Separate utility room
Larger-than-average plot
Extensive private side garden
Ideal for entertaining and outdoor living
A rare opportunity to own the premier plot within this exclusive development.

The Oaks, Alne



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1084 SQ FT / 100.75 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

Partners:
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:
N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900