



## Gale Road, Alne Guide Price £450,000

A beautifully presented and surprisingly spacious 2 bedroom detached bungalow nestled in a picturesque village just 4 miles from Easingwold and 10 miles north of York. This stylish home offers generous one level living space that includes a large sitting room, formal dining area overlooking the rear garden, conservatory and a 24'6" (7.47m) long dining kitchen complemented by a luxurious bathroom and versatile loft space. Externally, there is a south facing rear garden, single garage and a practical workshop, combining comfort and functionality in a delightful village setting.

\*\*\* ENVIABLE CORNER PLOT POSITION \*\*\*

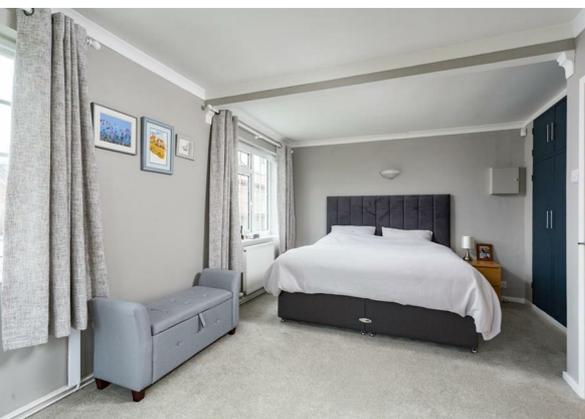
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### Inside

A useful entrance lobby leads into an impressive L-shaped living and dining area with rear garden views, larger than average walk-in storage cupboard and double doors opening into a centrally heated double glazed conservatory with rear garden access.

The 24'6" (7.47m) long dining kitchen features a tiled floor and provides generous worktop space and a good range of storage cupboards, complemented by integrated appliances (fridge, freezer, touch control Bosch hob, eye-level Bosch double oven and grill), further freestanding appliance space and a double glazed door providing access out to the side of the property.



An inner hallway leads off into a surprisingly spacious 19'2" (5.84m) long principal bedroom (previously 2 separate bedrooms) with built-in wardrobes, 1 further bedroom and a stylish bathroom with a shower above the bath, heated towel rail and plenty of fitted storage cupboards.

Other internal features of note include an oil fired radiator central heating system, double glazing, oak interior doors throughout. A drop down ladder in the inner hallway allows access to approx. 300 sq ft of partially converted loft storage space with a 6'6" (1.98m) head height, power, light, Velux window and the scope to convert further subject to building regulations and relevant local authority consents.



### Outside

The front garden is mainly laid to lawn and the delightful south facing rear garden features a lawn, paved seating area, flower and shrub beds/borders. A paved pathway leading down to a double width driveway (off Mitchell Lane) which provides parking and access into a single garage (19'2" x 9'1") and an adjoining workshop (19'1" x 10'8"), both with power and light connected.

### 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 - 53

### Council Tax

D - North Yorkshire Council

### Current Planning Permissions

No current valid planning permissions

### Imagery Disclaimer

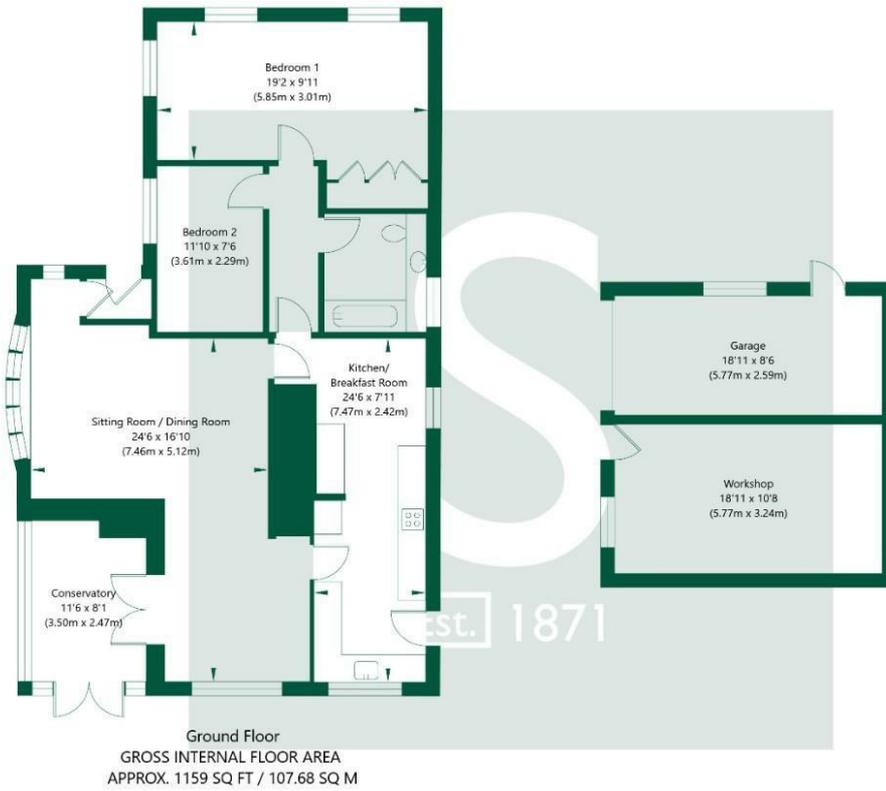
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### Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



Gale Road, Alne, York, YO61 1TH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1159 SQ FT / 107.68 SQ M - (Excluding Garage & Workshop)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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