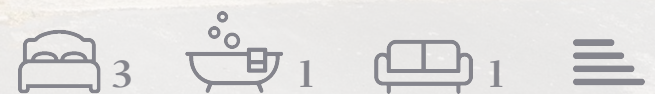


EMSLEY  MAVOR  
ESTATE AGENTS

...your home is where our heart is



Gale Garth  
Alne, York, YO61 1TQ  
£265,000



# Gale Garth

Alne, York, YO61 1TQ

STYLE - Semi Detached Home in Alne.

HIGHLIGHTS - Super Opportunity for Buyers to Make a Home Their Own. In need of Updating and Modernising.

THREE WORDS - Village. Private. Family.

A wonderful opportunity to create your own home in a much-loved village setting

A SUPER OPPORTUNITY FOR THOSE LOOKING TO MAKE A HOME THEIR OWN — THIS ONE IS FOR YOU!

Quietly tucked away at the end of a peaceful cul-de-sac in the sought-after village of Alne, Gale Garth enjoys a lovely open outlook across the surrounding countryside.

Offered for sale with no onward chain, this much-loved semi-detached home has been in the same ownership for just under 40 years. It has been a happy family home for generations and is now ready for its next chapter.

There is something rather lovely about a house that has been cherished for so long, and while the accommodation is undoubtedly ready for updating, it provides an exciting opportunity for a new owner to bring their own ideas, style and vision.

Originally built in the 1960s, the house retains something of the character of its era, while offering plenty of scope to remodel and improve the accommodation. Occupying a generous position at the end of the cul-de-sac, there is also potential for further development, subject of course to the necessary planning consents.

## STEP INSIDE

Step inside and the entrance hallway leads through to the principal living spaces.

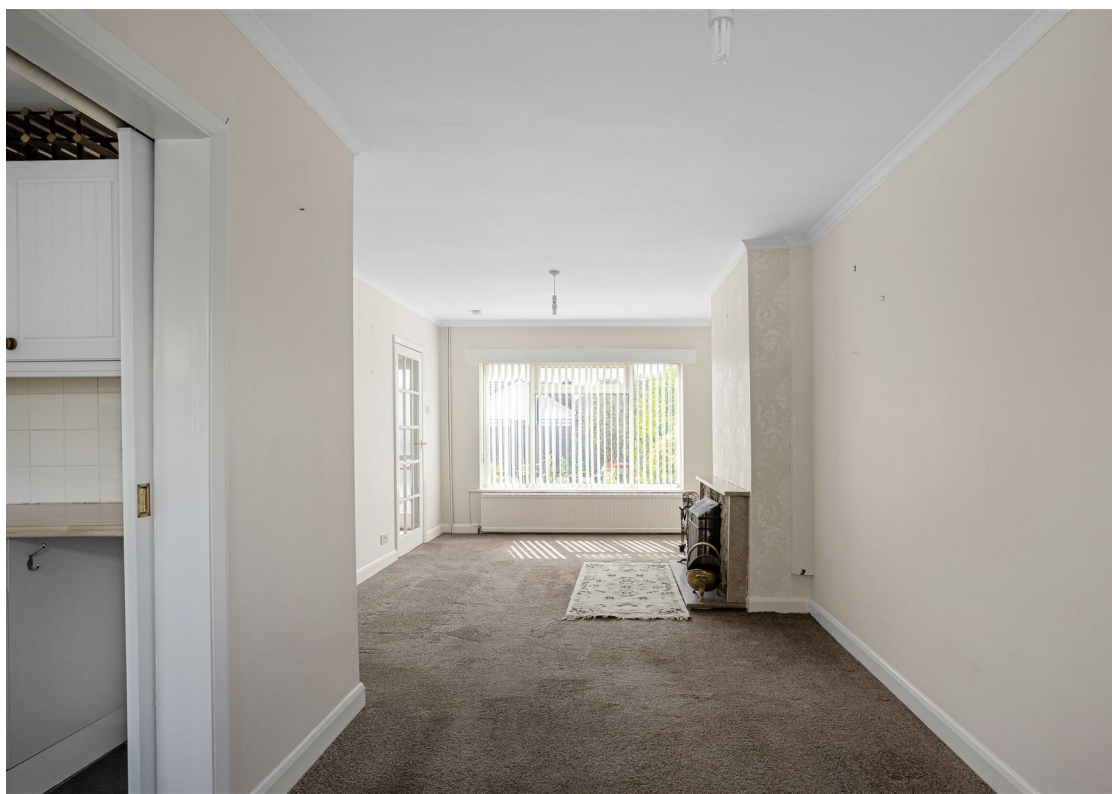
The open-plan sitting and dining room is a lovely light-filled room, with dual-aspect windows drawing in plenty of natural light and a feature open fire providing a charming focal point. It is easy to imagine this becoming a wonderfully comfortable family room, with space for both relaxed seating and a dining table.

From here, the kitchen is ready for a new lease of life. There is considerable scope to reconfigure this area and create a larger open-plan dining kitchen, perhaps with a bank of bi-fold doors opening onto the garden — subject to the necessary planning consents. It could make a fantastic heart-of-the-home space, with a lovely connection between the house and the south-facing garden.

A useful utility area and cloakroom sit alongside the kitchen, with a door leading out to the side path. There is also internal access to the garage, adding useful storage and practical space.

## UPSTAIRS

Upstairs are three bedrooms and the family bathroom. All are now in need of modernisation, providing the perfect blank canvas for those looking to create something truly personal.





## OUTSIDE

Outside, the front garden is laid mainly to lawn, with a driveway running alongside the house and providing off-street parking.

The rear garden is a real treat.

South facing and wonderfully sunny, it is a fabulous little sun trap. Mainly laid to lawn and bordered by mature flowering plants and established shrubs, it has a lovely sense of privacy and plenty of potential for the keen gardener. There is ample room to create a generous alfresco dining area — just imagine summer evenings spent outside with friends and family.

A useful garden shed provides storage for equipment, while a separate coal shed adds further practical storage.

A village home with plenty of potential

For those looking for a home to make completely their own, this is a particularly exciting opportunity.

Gale Garth offers the chance to take a much-loved family home and give it a new lease of life, whether that means a sympathetic modernisation or a more ambitious transformation, subject to the appropriate planning permissions.

The peaceful position, open countryside views, south-facing garden and generous potential make this a home with plenty going for it.

And then there is Alne itself — a delightful and highly regarded North Yorkshire village, offering the perfect combination of village life and easy access to the surrounding countryside. The primary School is Outstanding.

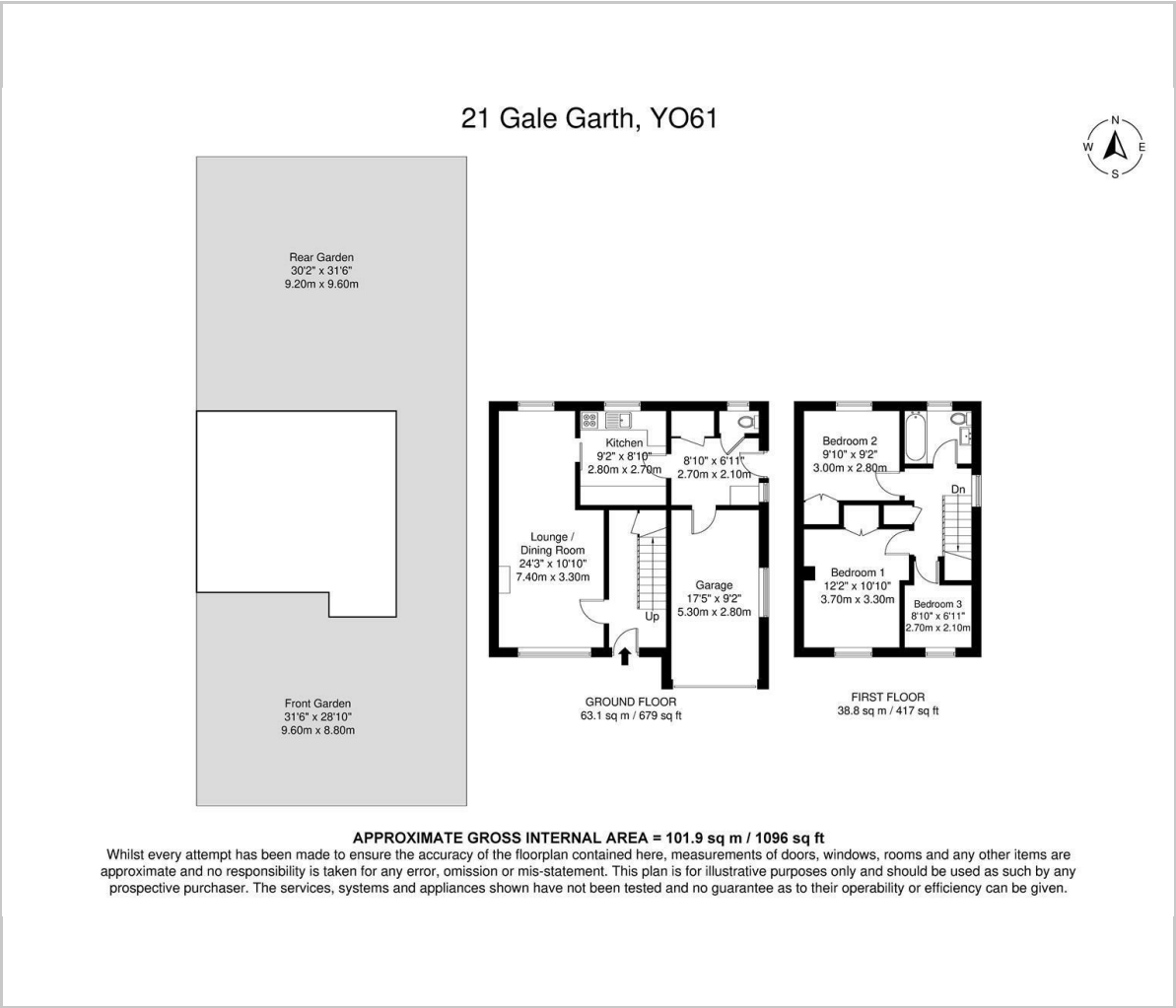
Services: Oil-fired central heating, mains drainage and electricity.

No onward chain.

For buyers searching for a family home in a wonderful village setting, with the opportunity to create something special from the ground up, Gale Garth could be just the place to begin.



Floor Plan



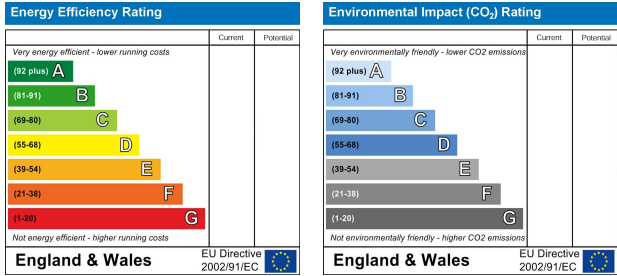
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
Tel: 01347823579 Email: [info@emsleymavor.co.uk](mailto:info@emsleymavor.co.uk) <http://emsleymavor.co.uk>