

Main Street, Alne, York

£550,000

Stephensons
estate agents & chartered surveyors

Main Street, York YO61 1TD

Est. 1871

£550,000

An exquisite period home brimming with charm and character with origins believed to date back to the 18th century and positioned on Alne's picturesque Main Street. Boasting a host of original features the property includes 3 formal reception rooms, 4 bedrooms, 1 bathroom, 1 shower room and beautifully maintained gardens to both front and rear.

A delightful sitting room, rich in character with exposed beams and a period style open fireplace, provides a warm and inviting welcome into Roseville. The adjoining formal dining room continues the home's heritage appeal with a second fireplace and attractive built-in storage cupboards with stained glass doors.

An inner hallway leads to a well-appointed shower room with WC and a charming snug, showcasing the original staircase, further exposed beams, a wood-burning stove, rear garden views and a stable-style door opening onto a paved seating area. The kitchen also enjoys pleasant rear garden views and is fitted with a range of pine base and wall storage units, complemented by a stainless steel sink unit and space for freestanding appliances.

To the first floor, a bright landing with a double glazed skylight leads off into 2 double bedrooms, 1 single bedroom and a period style bathroom featuring a roll-top bath and a sliding Yorkshire sash window. Both double bedrooms benefit from exposed beams, one includes a charming period fireplace and the primary bedroom is enhanced by the included antique pine wardrobes.

A further staircase rises to an impressive attic room measuring approximately 20'3" (6.17m) in length offering a versatile space ideal for a home office or studio. With access to under-eaves storage and two generous dormer windows, the room enjoys elevated views over the







Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: D - 60
Council Tax: D - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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











rear garden and surrounding rooftops.

Additional internal features include oil fired central heating and a combination of both single and double glazing.

Externally, the property is approached via a wrought iron gated pathway with box hedging, leading through a long, mainly lawned front garden to the entrance on Main Street. The rear garden is equally generous, predominantly laid to lawn and featuring a paved seating area accessed off the kitchen and snug, a timber-built storage shed and a selection of fruit trees including fig, damson, and apple. A pathway leads up the rear garden to a double width driveway and parking area, accessed via Gale Road.

AGENTS NOTE
Imagery Disclaimer: Some photographs 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.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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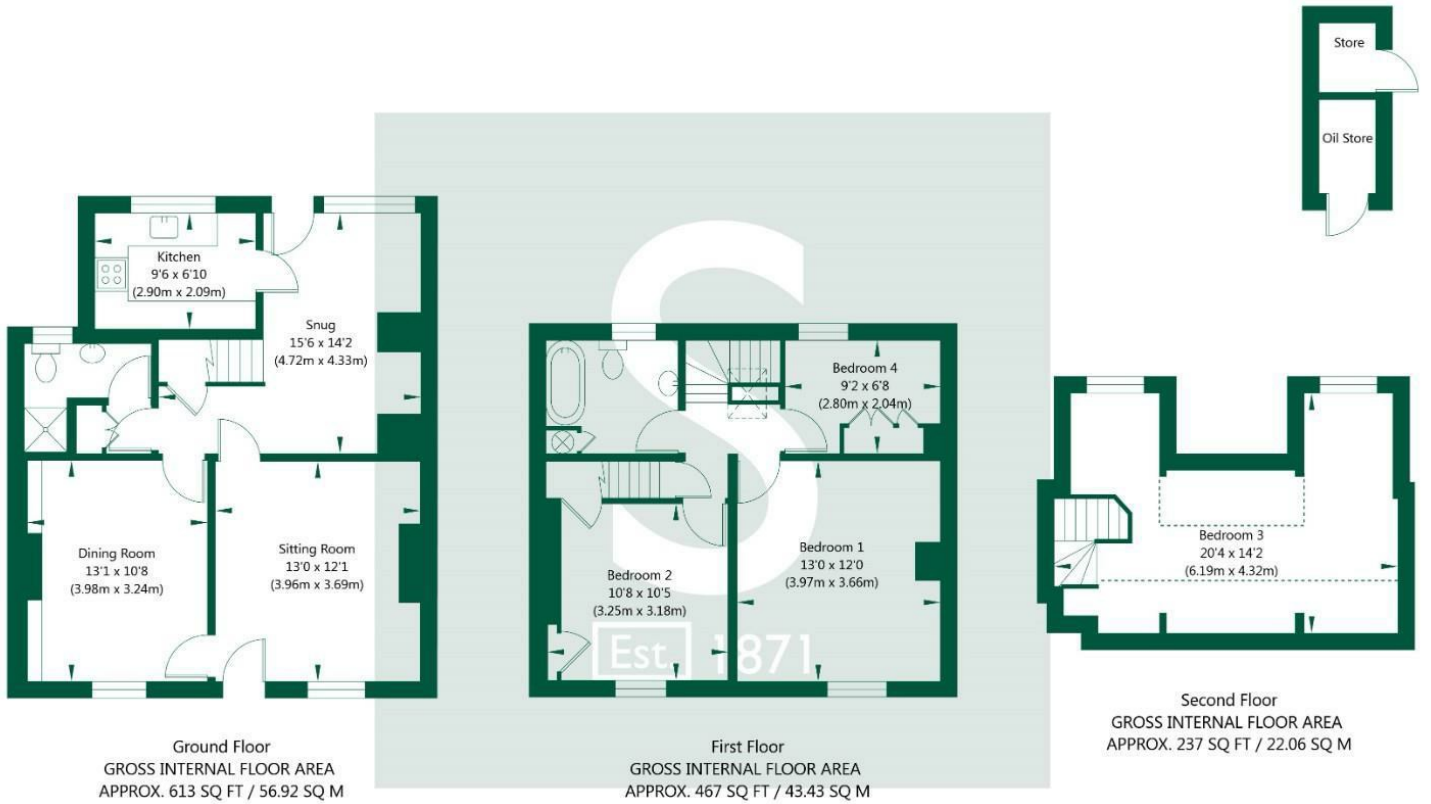
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 613 SQ FT / 56.92 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 467 SQ FT / 43.43 SQ M

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 237 SQ FT / 22.06 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1317 SQ FT / 122.41 SQ M - (Excluding Oil Store & Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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