

, York YO61 1UB

£595,000

Stephensons
estate agents & chartered surveyors



Situated on Aldwark's picturesque Main Street, this surprisingly spacious and immensely characterful 4 bedroom semi-detached property occupies an impressive plot of approximately 0.30 of an acre, within walking distance of an 18 hole golf course and a luxury spa hotel, only 9 miles from junction 47 of the A1(M) and 11 miles north of York providing the perfect balance of rural tranquillity and excellent connectivity. Believed to have been built in 2001, the cottage style interior extends across 3 floors and features 2 formal reception rooms and a high specification kitchen, 4 bedrooms, 2 bathrooms and a first floor study complemented by a gated driveway and an attached single garage.

Tenure: Freehold
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 1600 Mbps*
 EPC Rating: C - 69
 Council Tax: E - North Yorkshire Council
 Current Planning Permission: No current valid planning permissions

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



An inviting entrance porch provides a warm welcome into Honeysuckle Cottage and a formal reception hall with stairs, storage cupboard and cloakroom/wc leads off into an impressive 21'8" (6.60m) long living room with exposed beams, striking rustic redbrick fireplace with wood burning stove and a wonderful snug area beneath a dramatic vaulted ceiling with double doors opening out into the rear garden.

The 25'6" (7.77m) long dining kitchen features a well defined dining area and a thoughtfully designed kitchen with granite worktops, breakfast bar, extensive cabinetry and freestanding appliance space, complemented by a utility room with further granite worktops and direct access out into the rear garden.

The first floor landing opens onto a versatile study area with rear garden views and built-in storage and oak latch doors lead off into a principal bedroom with built-in wardrobes and en-suite shower room, 1 further double bedroom with a charming window seat and a luxuriously appointed family bathroom.

The second floor landing leads off into 2 further double bedrooms, both with rear garden views and built-in storage cupboards.

Other internal features of note include an energy efficient air source heat pump and sashed double glazing.

Externally a gated driveway with EV charging point provides generous parking and access into an attached single garage. The larger than average rear garden enjoys a high degree of privacy and features an expansive paved seating and steps leading up to a long lawn with a wooded backdrop and a timber built garden store.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1707 SQ FT / 158.62 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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