



## Gale Road, Alne Guide Price £350,000

A surprisingly spacious 2 bedroom detached bungalow enjoying an enviable corner position within the highly regarded village of Alne. Features include a generous L-shaped living room, conservatory and an impressive dining kitchen.

\*\*\* DELIGHTFUL REAR GARDEN, GARAGE & WORKSHOP \*\*\*





## Property Overview

Enjoying an enviable corner plot position and offered free of any onward chain, an internal inspection is essential to appreciate the space on offer within this 2 bedroom detached bungalow. Features include an impressive L-shaped lounge/dining room, conservatory, dining kitchen, 1 larger than average double bedroom, 1 good sized single bedroom and a stylish bathroom complemented by useful loft space, delightful rear garden, double width driveway, garage and workshop.

## Inside

An entrance lobby leads into an impressive L-shaped lounge /dining room with feature rustic red brick wall, rear garden views from the dining area and double doors into a double glazed conservatory which provides access out into the rear garden. The attractively appointed dining kitchen provides generous worktop space and good range of base and wall storage cupboards complemented by integrated appliances (touch control hob, eye-level double oven, fridge and freezer), freestanding appliance space and access out to the side of the property.

An inner hallway (with drop down ladder access up into partially converted loft storage space with scope to expand the further subject to building regulations and relevant local authority consents) leads off into spacious principal bedroom with built-in wardrobes, 1 good sized single bedroom and a stylish bathroom with heated towel rail and fitted storage cupboards.

Other internal features of note include oil fired radiator central heating, double glazing and a security alarm system.

## Outside

The front garden currently provides a low maintenance area that is predominantly shingled and the delightful rear garden features a lawn, shrub beds and borders and a pathway leading down to a double width driveway (off Mitchell Lane), single garage (19'2" x 9'1") and an adjoining workshop (19'1" x 10'8")

## Services

We have been advised by the vendor that all main services are connected to the property with the exception of gas.

## Energy Efficiency

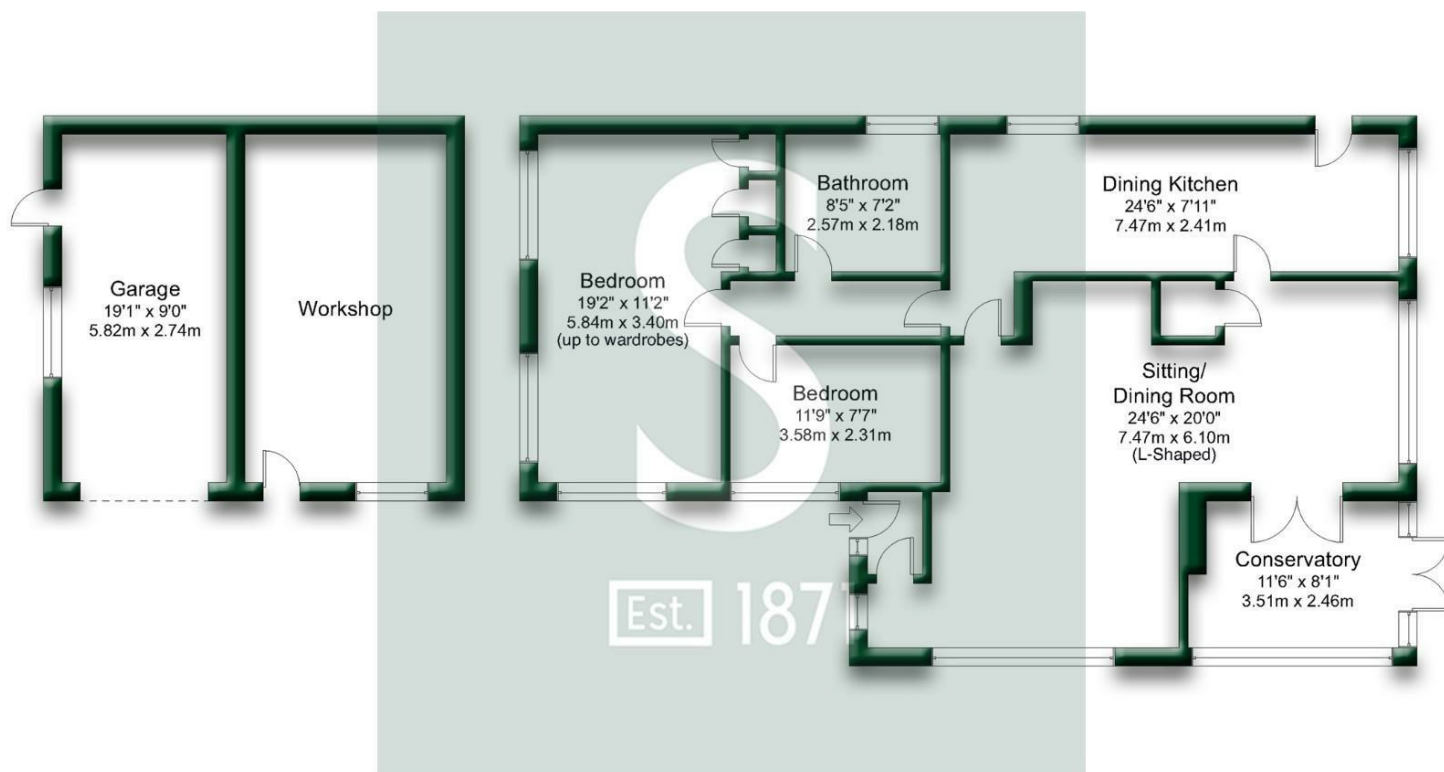
This property's current energy rating is D (53) and has the potential to be improved to an EPC of C (72).

## Council Tax & Postcode

This property sits within Hambleton District Council and is in the tax band of E. The postcode for the property is YO61 1TH.

## Tenure

We have been informed by the vendor that the property is freehold.



Gross internal floor area excluding Outbuildings (approx.): 107.2 sq m (1,154 sq ft)

Not to Scale.  
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