



Gale House Gale Lane | York



# Gale House Gale Lane York

**Guide Price £425,000**

## Accommodation Comprises

### Entrance Door

Leads to reception hallway.

### Reception Hallway

With tiled flooring, stairs to first floor landing and central heating radiator.

### Kitchen

5.69m x 2.13m (18'8" x 7')

Housing a range of good quality units comprising wall and base units incorporating drawer compartments, Belfast sink with mixer tap over, built in oven, four ring hob and extractor fan. Granite work surfacing and upstands, built in fridge freezer and dishwasher, double glazed window to the rear elevation and to the front elevation with window seat and drawers below, spot lighting, tiled flooring.

WALK IN PANTRY with shelving and double glazed window, stable door leads into the garden.

### Sitting Room

3.40m x 5.64m (11'2" x 18'6")

With exposed beams to ceiling, shelving, double glazed windows to the front and rear elevations, two central heating radiators, door to dining room.

### Dining Room

3.51m x 5.49m (11'6" x 18')

With exposed timbers to ceiling, double glazed window to the front elevation, two central heating radiators and built in cupboard.

### Store Room/Utility Room

3.35m x 2.82m (11' x 9'3")

With double glazed window to the rear elevation and plumbing for automatic washing machine.

### First Floor

### Spacious Landing

Having built in cupboard, double glazed window to the rear elevation and central heating radiator.



## Bedroom One

3.63m x 3.43m (11'11" x 11'3")

With feature alcove, central heating radiator, double glazed window to the front elevation.

## Bedroom Two

3.53m x 4.14m (11'7" x 13'7")

With part wall panelling to walls, built in cupboard, double glazed window to the front elevation.

## Bedroom Three

3.35m x 3.12m (11' x 10'3")

With built in cupboard, double glazed window to the front elevation and central heating radiator.

## Bedroom Four

2.26m x 2.26m (7'5" x 7'5")

With stripped wooden floor boards, double glazed window to the rear elevation having field views and central heating radiator.

## Bathroom

Comprising panelled bath with shower attachment, shower cubicle being tiled with shower unit, pedestal wash hand basin, low flush w.c., partial wall tiling, double glazed window and radiator.

## Outside

There is a walled front garden with established flower and shrubbery beds, pathway leads to the front door.

Two storey coach house/hay barn (13'8" x 18'5" ground floor and 13'8" x 10'7" to the mezzanine, also having door to the front, light and power. There is an additional outbuilding which is currently used as storage, side garden with retaining wall to the front, side and rear with steps leading to patio area, laid lawn with attractive flower borders, garden shed and access gates to the front and rear.





**VIEWING**

Type here

**COUNCIL TAX BAND**

F

**ENERGY PERFORMANCE RATING**

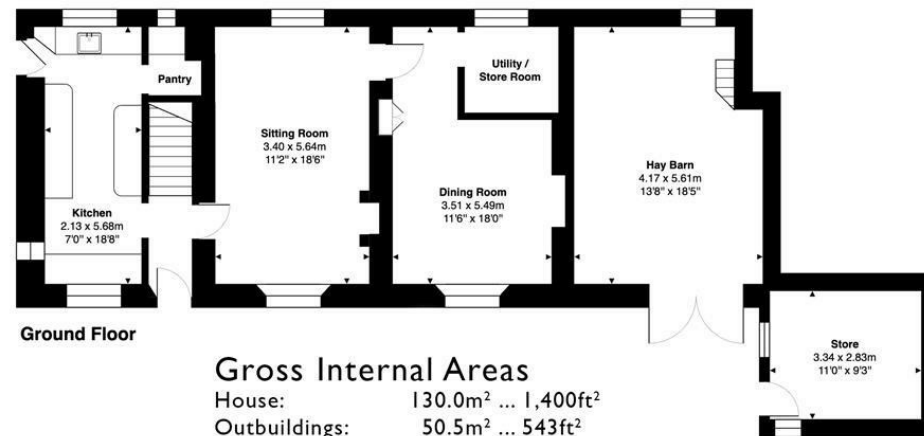
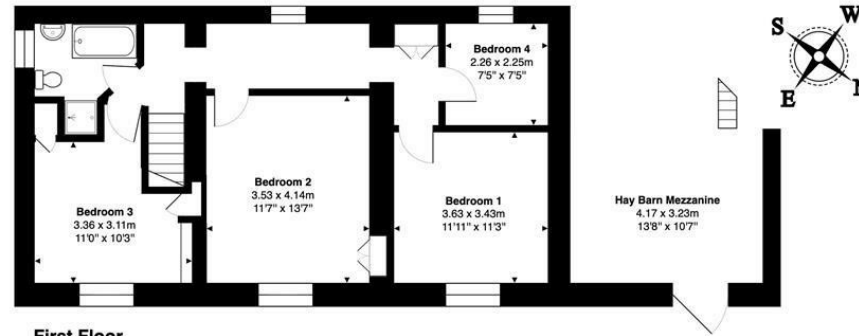
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Gale House, Gale Lane, Nawton, YO62 7SN



## Gross Internal Areas

House:	130.0m <sup>2</sup> ... 1,400ft <sup>2</sup>
Outbuildings:	50.5m <sup>2</sup> ... 543ft <sup>2</sup>
<b>Total:</b>	<b>180.5m<sup>2</sup> ... 1,943ft<sup>2</sup></b>

All measurements are approximate and for display purposes only. All measurements are approximated for display purposes only and should be independently verified.  
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