



Winning Post House 2 Sadlers Court Alne  
York, YO61 1RJ

£375,000

4 2 2 E

ENJOYING PANORAMIC RURAL VIEWS, THIS IMMACULATEDLY PRESENTED AND BEAUTIFULLY APPOINTED FOUR-BEDROOM DETACHED FAMILY HOME SITS WITHIN ATTRACTIVE LANDSCAPED GARDENS, OCCUPYING A DELIGHTFUL POSITION ON THE EDGE OF THIS HIGHLY POPULAR AND WELL-CONNECTED VILLAGE, WITH EXCELLENT ACCESS TO THE A19

Mileages: York - 13 miles, Easingwold - 4 miles (Distances Approximate).

With UPVC double glazing, oil fired central heating and quality appointments throughout.

Reception Hall, Cloakroom/WC, Superbly Fitted Kitchen with Integrated Appliances, Study, Sitting/Dining Room.

Landing, Principal Bedroom with En Suite Shower Room/WC, 3 further Bedrooms, House Bathroom.

Railed forecourt, Off road Parking, Single Garage, Landscaped Lawned Rear Garden with Full Width Patio Area.

A central stained and glazed entrance door open to the RECEPTION HALL with stairs rising to the first floor. Useful under stairs storage.

CLOAKROOM/WC appointed with a pedestal wash hand basin, low suite WC, tiled splash back and eye catching flooring.

KITCHEN/BREAKFAST ROOM is comprehensively fitted with a range of wall and base units, finished with brush bronze handles and granite work surfaces with matching up stands. A full complement of appliances includes a five-ring induction hob with Neff extractor, double oven, integrated microwave and dishwasher. A large picture window frames attractive fore courted gardens and open fields beyond.

Across the hall, a versatile FORMAL DINING ROOM OR STUDY enjoys far-reaching countryside views through a bay window, dressed with plantation shutters.

To the rear of the home, an impressive L-shaped living room extends the full width of the property, dual sets of French doors leading to the rear garden and a central window.

FIRST FLOOR LANDING provides access to the loft via a drop-down ladder. Useful airing cupboard housing the hot water cylinder and linen shelving.

The PRINCIPAL BEDROOM overlooks the rear garden. Door to one side leads to;





**EN-SUITE SHOWER ROOM**, complete with walk-in rain shower, granite-effect vanity top with wash hand basin, low suite WC, chrome vertical towel radiator and full tiled throughout.

**TWO FURTHER BEDROOMS** boast panoramic countryside views, framed by plantation shutters, while a further **BEDROOM** overlooks the landscaped garden.

The **BATHROOM** has been fully tiled and fitted with a white suite comprising panelled bath with plumbed shower over and shower screen, pedestal wash hand basin, low suite WC with heated towel radiator and underfloor heating. Polished tiled floor.

Externally, the property is approached via a pathway through neatly lawned gardens enclosed by wrought iron railings.

The rear garden boasts a south-facing aspect with a stone patio, shaped lawn, richly stocked borders, trees, planters and a second seating terrace. A side pathway leads to the **SINGLE GARAGE** (17'9 x 9'4), with light and power and storage to the roof void, and personal door. There is tandem parking provided in front of the garage.

**LOCATION** - Alne is an attractive village with a mixture of period houses behind long front gardens which front the village street. The village is ever popular and well served with a highly regarded primary school, bus service and public house. Alne is accessible for both the A19 and A1(M) and readily accessible to local town centres including those of Easingwold (4 miles) and York (13 miles). For those who have a keen interest in sporting activities the village boasts many different activities including football, tennis and cricket facilities.

**TENURE** - Freehold

**SERVICES** - Mains water, electricity and drainage, with oil fired central heating and a new UPVC oil storage tank.

**COUNCIL TAX BAND** - E

**DIRECTIONS** - From our central Easingwold office, proceed south along the A19, and take the first turning right onto Forest Lane, signposted Alne. Proceed for some distance, and turn right onto Station Road. Continue along the road, whereupon Winning Post House, 2 Sadlers Court is positioned on the right-hand side, identified by the Churchills 'For Sale' board.

**VIEWING** - Strictly by prior appointment through the sole selling agents, Churchills of Easingwold Tel: 01347 822800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com).

**AGENTS NOTE**: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



## FLOOR PLAN



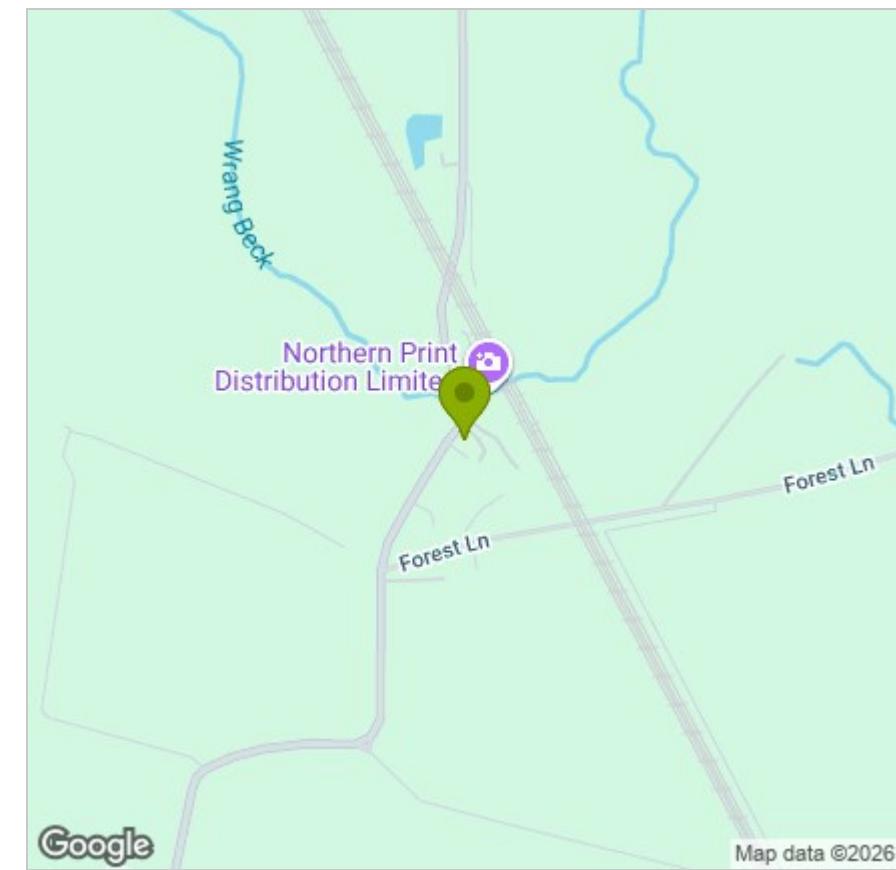
TOTAL FLOOR AREA: 2456 sq.ft. (228.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy that may occur. This plan is for illustrative purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Green areas are green.



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NO SALE NO FEE  
COMPETITIVE FEES



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	51
EU Directive 2002/91/EC			

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.

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