



Rosewood Cottage Gale Road Alne

York, YO61 1TH

£235,000

 2  1  1 

NESTLED IN THE SHADOW OF THE PICTURESQUE MAIN STREET, THIS WELL-PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW OFFERS AN APPEALING BLEND OF PRACTICALITY AND VILLAGE CHARM. ENJOYING EXTENSIVE OFF-ROAD PARKING, ATTRACTIVE ESTABLISHED GARDENS AND THE ADVANTAGE OF NO ONWARD CHAIN, THE PROPERTY SITS WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE TO THE NORTH OF YORK, WITH EASE OF ACCESS ONTO THE A19.

Mileages: York – 12 miles, Easingwold – 4 miles, A19 – 1 mile (Distances Approximate)

Reception Lobby, Sitting Room, Inner Hallway, Fitted Kitchen, Two Bedrooms, Bathroom.

Extensive Gravelled Driveway, Attractive Enclosed Front Lawned Garden, Rear Courtyard Style Garden, Timber Shed and Useful Storage Areas.

Offered for sale with the advantage of NO ONWARD CHAIN, this appealing semi detached bungalow has been updated and improved to create a bright and comfortable home ideally suited to a variety of purchasers including downsizers, professional couples and those seeking single storey village living.

A PVC entrance door with matching frosted glazed side panels opens into a RECEPTION LOBBY with useful built-in storage cupboard.

A four-panel door leads through into the SITTING ROOM, enjoying pleasant views over the front gardens through a broad PVC double glazed window. The focal point of the room is an attractive fireplace with painted brick surround, timber mantel and decorative inset cast stove set upon a raised hearth. Oak effect flooring extends throughout.

An INNER HALLWAY provides access to the remaining accommodation and benefits from loft access offering useful additional storage.

KITCHEN is fitted with an attractive range of grey shaker-style wall and base units complimented by work surfaces and stylish metro tiled splashbacks. There is a stainless steel sink unit with mixer tap and side drainer, space and plumbing for a washing machine together with space for further white goods. The room benefits from part tongue and groove panelling and a PVC side external door providing convenient access to the side driveway.

BEDROOM ONE a double bedroom, positioned to the rear of the property, enjoying a pleasant outlook over the gardens through a wide PVC double glazed window and benefits from attractive oak effect flooring.

BEDROOM TWO is a versatile second bedroom, also overlooking the rear gardens through a PVC double glazed window. Equally suited as a guest bedroom, hobby room or home office, the room features matching flooring.

BATHROOM has been appointed with a white suite comprising panelled bath with chrome mixer tap, shower over and glazed shower screen, pedestal wash hand basin and low suite WC. Contemporary tiling extends throughout the room, whilst a heated towel radiator and frosted PVC double glazed window complete the room.

OUTSIDE the property occupies an attractive position within the village in the shadow of the Main Street and is approached through wrought iron double entrance gates onto an extensive gravelled driveway providing ample off-road parking for numerous vehicles.





A personal timber gate opens onto a pathway leading to the front entrance door through a pleasant lawned garden enclosed by attractive picket fencing and complemented by well stocked flower and shrub borders offering year round colour and interest.

The driveway continues alongside the bungalow, providing access to useful storage areas including a metal storage shed and designated bin storage. To the rear lies an attractive low maintenance garden enjoying a degree of privacy. Predominantly laid to gravel with paved seating areas, the garden is enclosed by fencing and complemented by mature shrubbery, established specimen planting and a colourful flowering border to one side. A useful timber garden shed provides additional storage, whilst the overall setting offers an ideal space for outdoor entertaining, relaxing and al fresco dining with minimal upkeep. Further benefits include an outside tap and external power point.

LOCATION - Alne is one of the area's most sought-after villages, enjoying an attractive blend of period and modern homes set amidst open countryside whilst remaining exceptionally well placed for access to both York and Easingwold. Village amenities include a well-regarded primary school, public house and regular bus service. The nearby market town of Easingwold provides an excellent range of everyday facilities, whilst the historic City of York offers comprehensive retail, leisure and rail services. The village also benefits from a variety of recreational facilities including cricket, football and tennis clubs.

TENURE - Freehold
POSTCODE - YO61 1TH
COUNCIL TAX BAND - C
SERVICES - Mains water, electricity and drainage.

DIRECTIONS - From Easingwold proceed south along the A19 and turn right signposted Alne. Continue to the T-junction and turn left into the village along Main Street. Take the first right onto Gale Road follow the road round whereupon Rosewood Cottage will be found on the left-hand side.

VIEWING - Strictly by prior appointment through Churchills of Easingwold.

AGENT'S NOTE: - Right of access across the driveway.

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 APPROX. FLOOR AREA 46.5 SQ.M. (500 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2009



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	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.