

Sadlers Court, York YO61 1RJ

£260,000

**Stephensons**  
estate agents & chartered surveyors



An opportunity to cosmetically update and enhance a modern 3 bedroom semi-detached home discreetly positioned on the rural fringes of the highly regarded village of Alne and ideally located just 4 miles from Easingwold and 10 miles north of York. Built in 2000, it offers an L-shaped living room, kitchen, ground floor WC, single garage and delightful cottage style rear garden.

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

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



A reception hall with cloakroom/WC, storage cupboard and stairs welcomes you to this fabulous village home with doors leading off into the kitchen and an L-shaped living room, where double doors open out into the rear garden.

The kitchen retains its original cabinetry and offers an excellent opportunity for a buyer to update, replace and restyle to their own personal taste. Overlooking the pretty front garden, it currently comprises a range of base and wall mounted storage cupboards, one and a quarter bowl sink unit, built-in oven, hob and fridge, together with space for freestanding appliances.

Upstairs, the first floor landing features drop down ladder access to useful loft storage space and doors leading off to the principal bedroom, which enjoys rural glimpses, 2 further single bedrooms and a bathroom with the original suite providing a further opportunity for a buyer to update, replace and restyle to their own individual requirements.

Other internal features of note include double glazing and an oil fired central heating system.

Outside, a shared 41 yard (38m) long driveway, serving just 2 other neighbouring properties, provides privacy from Station Road and leads to a brick built single garage with parking immediately in front.

The cottage style front garden features traditional wrought-iron railings, while the part walled rear garden offers a good degree of privacy. It includes a paved seating area, lawn, flower and shrub borders, together with established plum and apple trees.

#### AGENTS NOTE

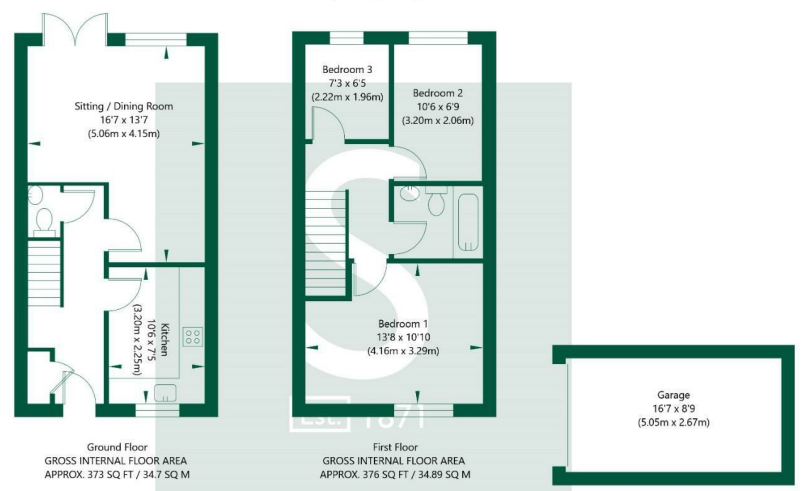
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 749 SQ FT / 69.59 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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