



## Maltings Court, Alne Guide Price £595,000

A beautifully presented 4 bedroom detached property in a cul-de-sac position on the fringes of Alne featuring a surprisingly spacious restyled interior that includes a stunning dining kitchen and living area complemented by a good sized rear garden and a detached double garage.

\*\*\* WATCH OUR TEASER REEL NOW \*\*\*

Follow Stephenson's on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for [stephensons1871](https://www.stephensons1871.com).



## Inside

Built in the early 1990's to a mock Tudor design, but comprehensively upgraded and restyled by the current owners, this fabulous family home welcomes you with an impressive reception hall which leads off into a cloakroom/wc, study and a spacious sitting room with magnificent inglenook fireplace, wood burning stove and double doors opening out into the rear garden. The heart of this home has to be the stunning L-shaped dining kitchen and living room with bi-folding doors off the living area and a beautifully appointed kitchen featuring quartz worktops and a quartz topped central island with dining bar and boiling water tap, generous storage, range cooker space and a integrated appliances complemented by a stylish utility room.



The first floor landing leads off into a principal bedroom with en-suite bathroom, 3 further double bedrooms and a luxurious house bathroom with freestanding contemporary bath tub and separate walk-in shower.

Other internal features of note include double glazing and an LPG central heating system to radiators.

## Outside

The front garden is mainly laid to lawn and a double width driveway provides extensive parking and access into a detached double garage with an automated remote control door.

The rear garden is of a good size and mainly laid to lawn with an expansive Indian stone paved seating area.



## Services

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

## Energy Efficiency

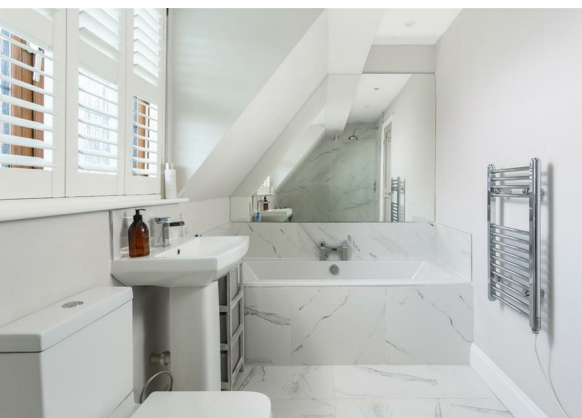
This property's current energy rating is D (57) and has the potential to be improved to an EPC of C (71).

## Council Tax & Postcode

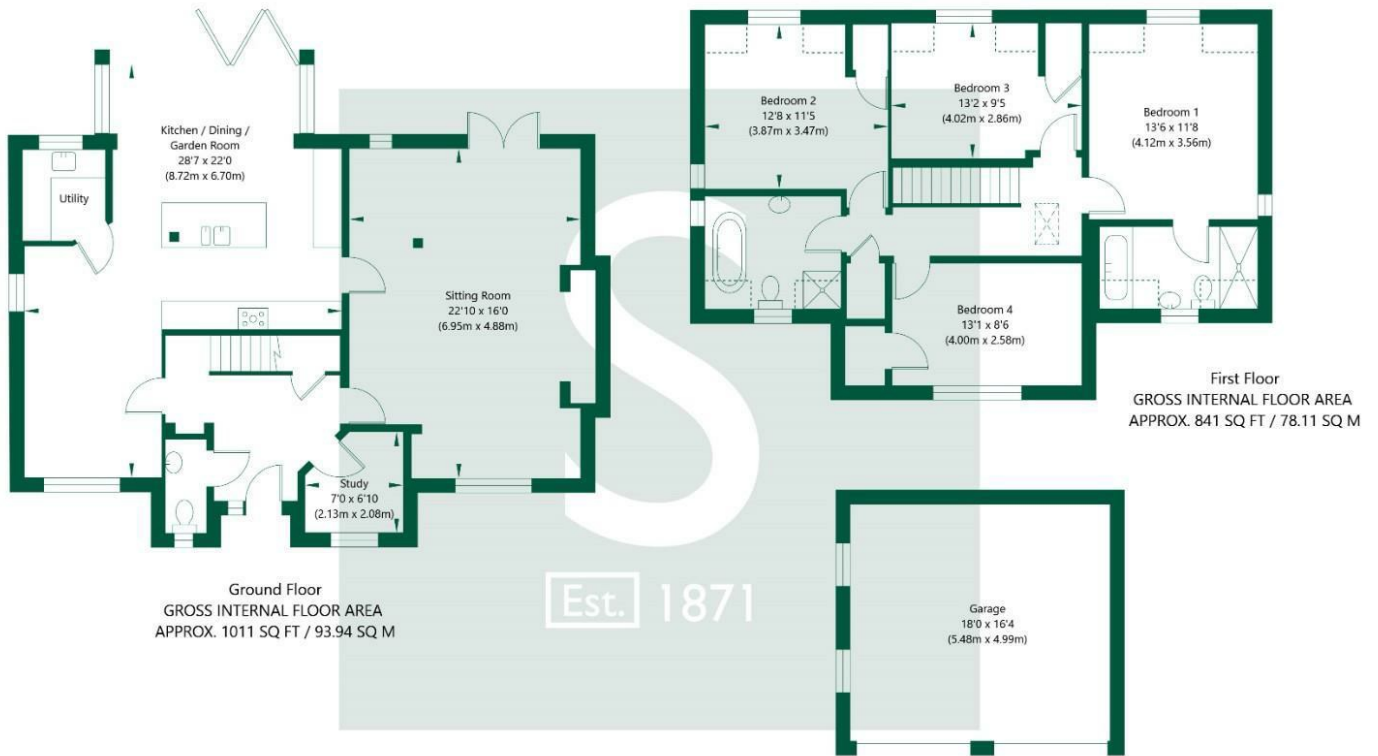
This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO61 1RW .

## Tenure

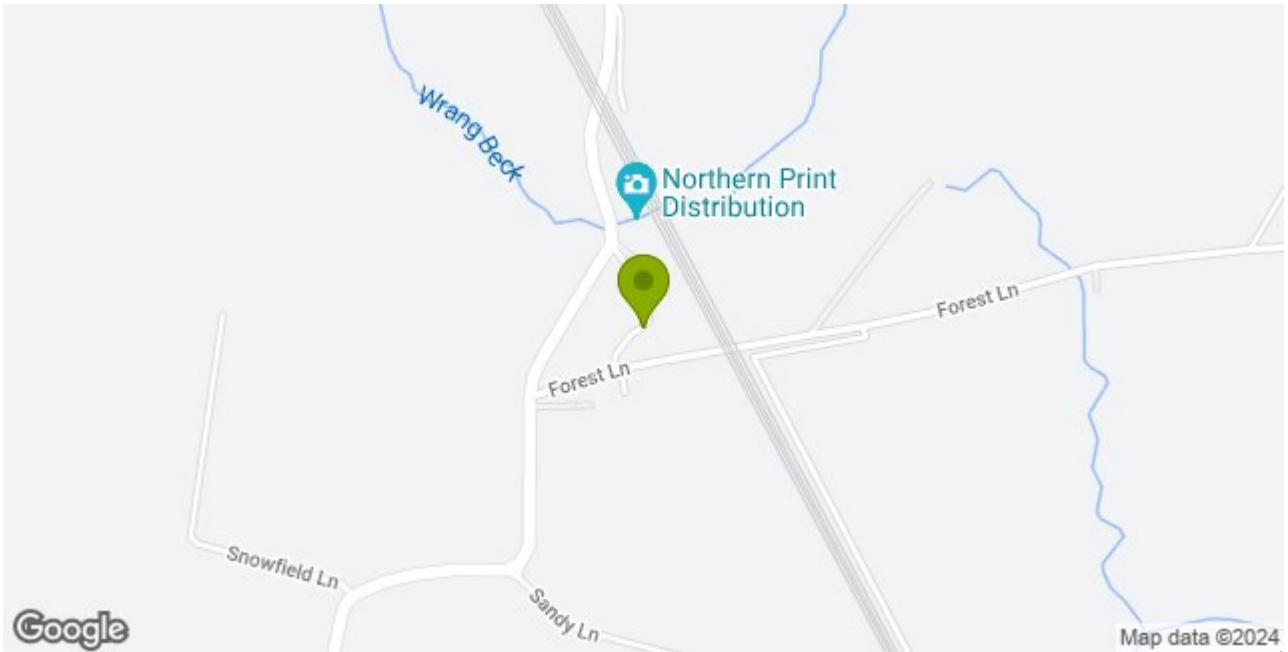
We have been informed by the vendor that the property is freehold.



Maltings Court, Alne, York, YO61 1RW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1852 SQ FT / 172.05 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2024



**Stephensons**

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

**Associates**

N Lawrence

