


1 Aldersyde, York

**A substantial and beautifully presented five bedroom family home, extending to over 2,000 sq ft, offering generous and highly versatile accommodation arranged over two floors. The property has been thoughtfully improved by the current owners, creating a stylish home ideally suited to modern family life.**

The ground floor provides an impressive range of accommodation, with well-proportioned reception rooms offering excellent flexibility for both everyday family living and entertaining. The welcoming lounge is complemented by a separate snug and a particularly pleasant garden room, providing a variety of spaces in which to relax, work or entertain. The lounge and garden room includes a double-sided multi-fuel stove that efficiently heats the two adjoining rooms at once through a shared interior wall whilst offering a focus point got the two rooms.

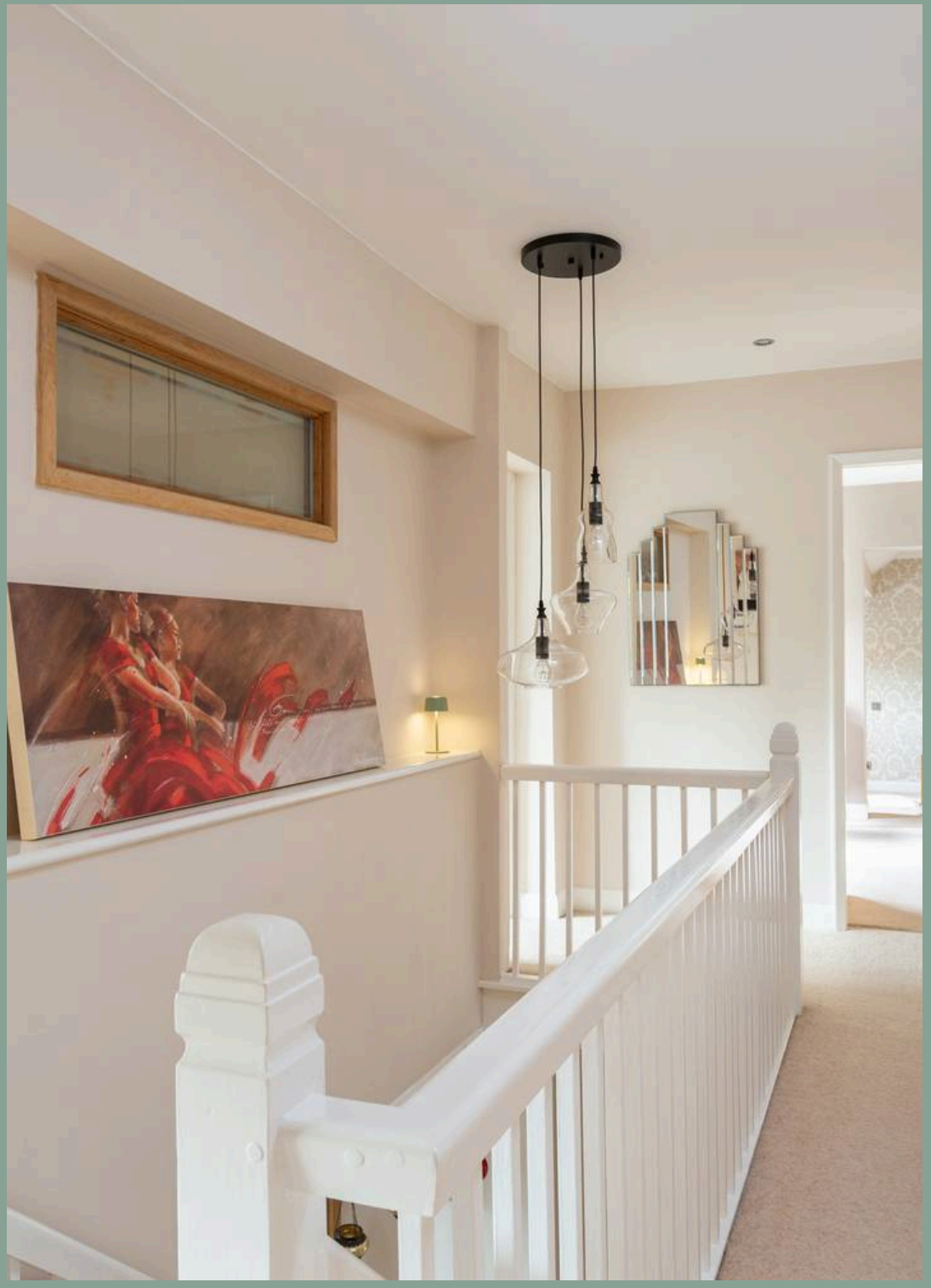
The kitchen is fitted with a range of units and appliances, while the dining room provides ample space for a large dining table. A separate utility room and cloakroom add further practicality and complete the ground floor accommodation.

To the first floor are five bedrooms, providing spacious accommodation for a growing family. The principal bedroom is particularly impressive, incorporating a generous dressing room and en-suite bathroom. The remaining four bedrooms are all well proportioned and are served by the family bathroom, creating a layout which offers considerable flexibility for family members, guests or home working.

To the front, a large gated gravel driveway provides off-street parking, while mature hedging and established planting give the property an attractive degree of privacy from the road.

The property enjoys superb wrap-around gardens, offering an attractive combination of established planting, lawn and paved seating areas. The gardens have been thoughtfully designed to provide a number of distinct spaces in which to sit, dine and entertain, while also offering the opportunity to follow the sun throughout the day.





In summary, a five bedroom detached family home off Tadcaster Road, with spacious and flexible accommodation, immaculately presented throughout.

LOCATION

Situated just off Tadcaster Road, the property is ideally positioned for access to York city centre, approximately 2 miles away, with York Knavesmire only 0.5 miles distant and York Railway Station approximately 2 miles away. There is an excellent range of local shops and services nearby, including a Tesco Extra, while the A64 is readily accessible, providing convenient connections towards Leeds and beyond.

York itself offers an outstanding combination of historic attractions, independent shops, restaurants, bars and cultural amenities, together with a highly regarded selection of schools, the University of York and York Science Park. For commuters, York railway station provides regular services to London King's Cross in approximately 1 hour 50 minutes, as well as excellent connections to other major UK cities.

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











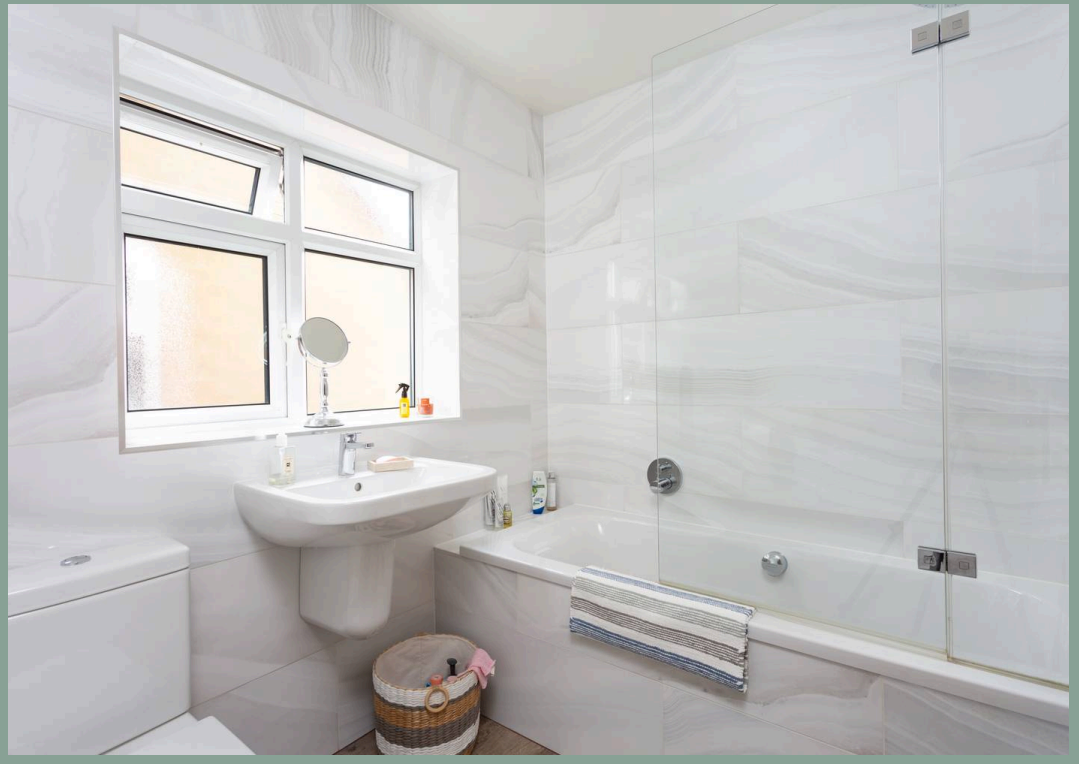








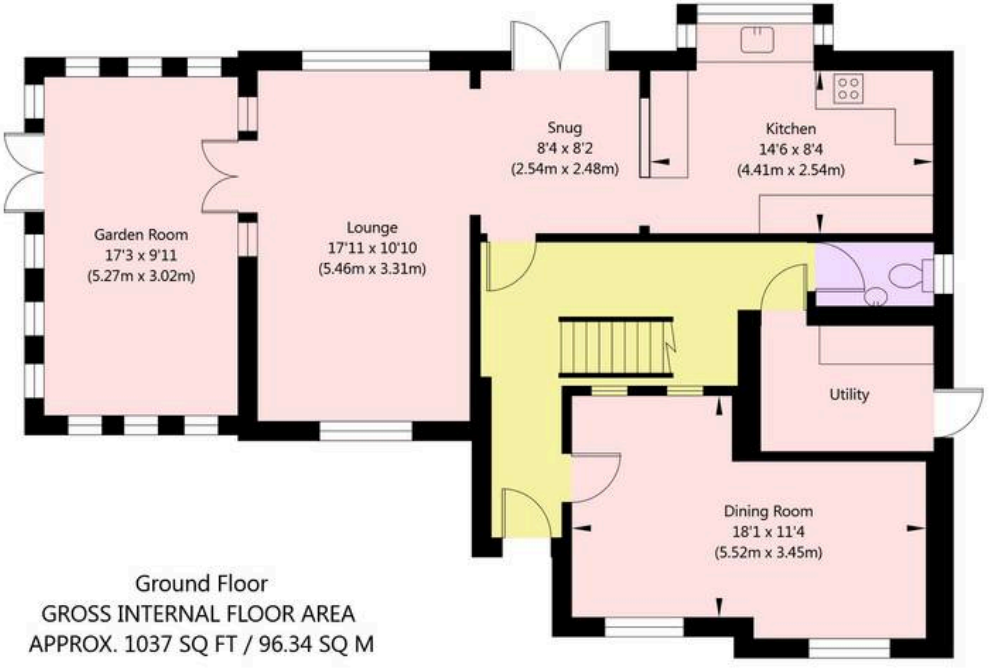








# 1 Aldersyde, York, YO24 1QP




Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1037 SQ FT / 96.34 SQ M




First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1009 SQ FT / 93.78 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2046 SQ FT / 190.12 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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