



Charnock Skelton Road, Langthorpe
York, YO51 9BZ

Offers in excess of £375,000



SITUATED IN THE POPULAR VILLAGE OF LANGTHROPE A THREE BEDROOM DETACHED BUNGALOW IN NEED OF COSMETIC IMPROVEMNETS WITH TWO GOOD SIZE RECEPTION ROOMS, CONSERVATORY, BREAKFAST KITCHEN, BATHROOM, WC LARGE LOFT SPACE BOARDED OUT AND DOUBLE INTEGRAL GARAGE, GAS CENTRAL HEATING, DOUBLE GLAZING, REAR ENCLOSED GARDEN AND OFF STREET PARKING FOR A NUMBER OF VEHICLES, AMAZING SCOPE FOR FURTHER IMPROVEMENTS SUBJECT TO THE NECESSARY PLANNING. NO ONWARD CHAIN, EPC TO FOLLOW VIEWINGS SATURDAY THE 29TH BETWEEN 12 AND 1PM PLEASE CALL 01423 329010 TO BOOK YOUR SLOT. EPC D



Situation

Charmock is positioned centrally in the convenient village of Langthorpe. Located close to the popular town of Boroughbridge which offers a variety of shops, delicatessen's, cafes and independent boutiques. There are many schools in the vicinity including Cundall Manor Queen Marys, Queen Ethelburgas as well as the excellent primary and secondary state schools.

Positioned perfectly for those needing to travel to Harrogate or York and equally for those who need access to the A1 motorway. The station of Thirsk is approximately 10 miles away and gives access to the East Coast mainline to London Kings Cross and Edinburgh Waverley Stations.

Description

VIEWINGS SATURDAY BETWEEN 12 AND 1PM PLEASE CALL 01423 329010 TO BOOK YOUR SLOT.

A Deceptively Spacious Three Bedroom Detached Bungalow in need of updating occupying a good sized plot in the popular Village of Langthorpe, just to the north of Boroughbridge and being readily accessible for the A1(M).

The property offers generously proportioned accommodation with Upvc double glazing and gas fired central heating and benefiting from a double garage enclosed rear garden and established gardens to the front.

L SHAPED ENTRANCE HALLWAY-

LOUNGE: 19'2 X 12'

DINING ROOM: 12' X 9'11

KITCHEN: 19'5 X 9'

BREAKFAST AREA 12'1 X 8'9

UTILITY ROOM 8'6 X 3'10

CONSERVATORY: 19'6 X 9'1

BEDROOM: 1- 11'7 X 11'6

BEDROOM: 2 11'8 X 9'1

BEDROOM: 3 9'10 X 7'10

BATHROOM AND WC

DOUBLE GARAGE: 17'10 X 17'10 With electric powered up and over doors.

An Internal Inspection is strongly recommended to appreciate the size of the accommodation on offer.

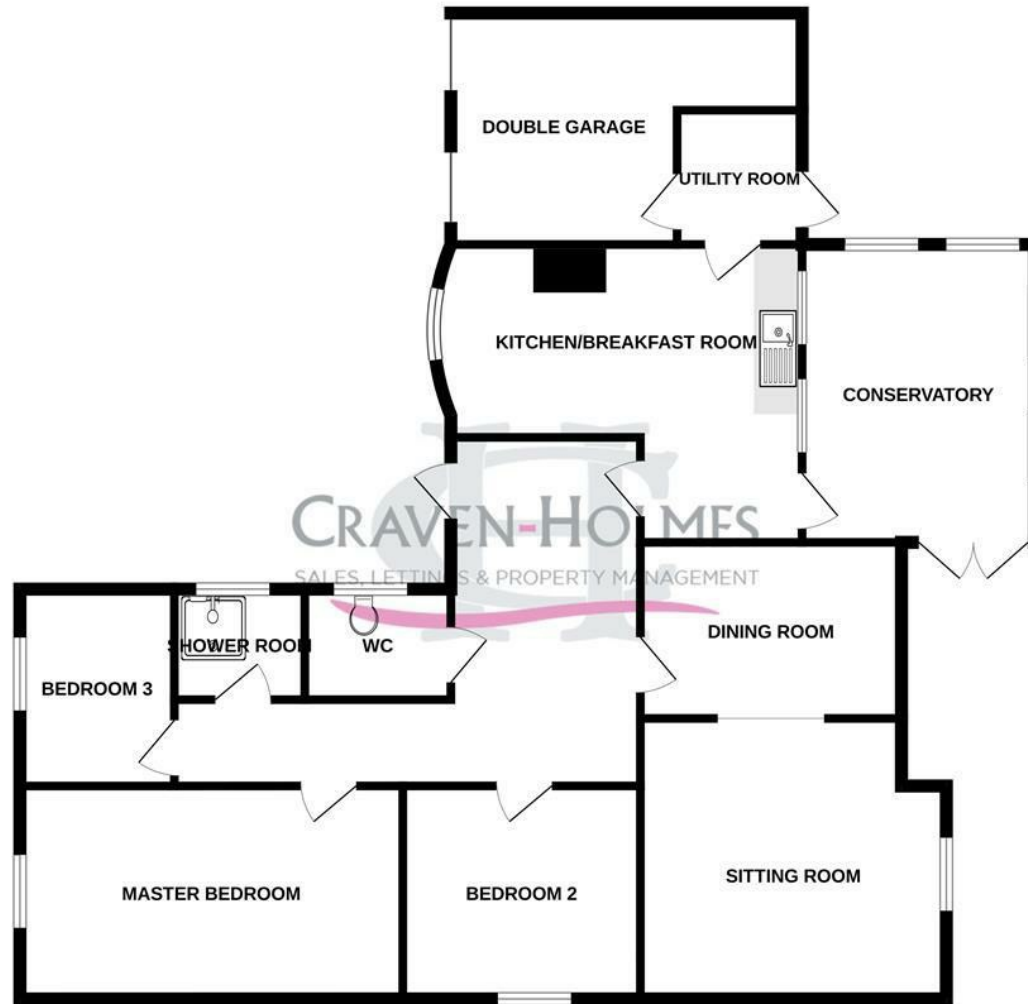
Directions

Proceeding out of Boroughbridge over the River Ure, take the second turning left which is signposted Langthorpe and Skelton. Continue through the village and the property can be found on the left hand side identified by the Craven Holmes for sale board.

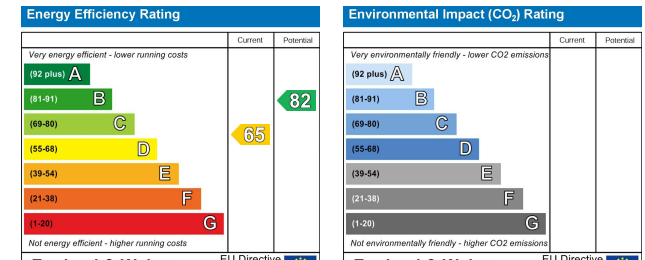




GROUND FLOOR



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.



Craven-Holmes Estate Agents. 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 e: lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk

www.craven-holmes.co.uk