



## 12 York Lane, Langho

£475,000 Freehold

**\*STUNNING FOUR BEDROOM FAMILY HOME IN LANGHO\*** Located in the highly popular area of York Village, this versatile home presents a unique opportunity to purchase a home with stunning views over the Ribble Valley.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





***\*STUNNING FOUR BEDROOM FAMILY HOME IN LANGHO\**** Located in the highly popular area of York Village, this versatile home presents a unique opportunity to purchase a home with stunning views over the Ribble Valley.

Offering a spacious footprint and spanning over three floors, the property is presented in immaculate condition offering plentiful living accommodation both on the ground and first floor, offering the versatility to make your own. The heart of the home is the spacious kitchen and family room on the ground floor complete with high quality appliances, breakfast bar, designer radiator and French doors to the garden. The downstairs flows smartly with solid oak flooring throughout and tasteful décor throughout into the separate dining room and snug, complete with characterful beams and multi-fuel stove. Also featured on the ground floor is a wc with boot room for added convenience.

On the first floor are four spacious rooms, three of which can host a double bed and one which is currently set up as an office. The largest of the rooms is currently utilised as a lounge taking advantage of the breath-taking views with Juliet balcony which must be seen to appreciate how truly spectacular they are. The serene master, is beautifully appointed with fitted wardrobes and dressing area along with shower en-suite ensuring the space is utilized perfectly. Bedroom three is also located on the first floor with a luxurious three piece family bathroom comprising of large bath and fully tiled space completing the space. Heading up into the second floor, you will find the second bedroom with additional dressing room. An ideal getaway for teenagers to benefit from their own space to enjoy.

Externally this outstanding property benefits from a stone built double garage and driveway parking for two cars. The astonishing gardens surround this stunning home with various flagged patio and laid to lawn areas where you can soak up the sun all day long taking advantage of the elevated position. This incredible family focused property benefits from an exceptional standard of accommodation throughout which has been cared for by the current vendors for the last 18 years and who have injected a huge amount of love into this home. Internal viewing is highly advised!



**Vestibule**

Oak flooring, uPVC double glazed front door panel radiator

**Lounge/Snug**

Oak flooring, wood burner, built in cupboards, exposed wooden beams, uPVC double glazed window, panel radiator, TV point.

**Dining Room**

Oak flooring, double doors to kitchen, under stairs spotlights, stairs to first floor with spindle balustrade, uPVC double glazed patio doors to rear, panel radiator.

**Lounge/Kitchen**

Range of fitted wall and base units and contrasting work surfaces, oak flooring, ceiling spotlights, central island, 5x ring gas hob, Bosch microwave, Bosch fan oven and combi grill, Bosch warming drawer, extractor fan, space for fridge freezer, 1 1/2 stainless steel sink and drainer, integrated dishwasher, space and plumbing for washing machine and tumble dryer, tiled splashbacks, uPVC double glazed window x3 and patio doors to side garden, panel radiator, designer radiator, TV point, phone point.

**Utility**

Oak flooring, uPVC door to rear, built in storage.

**WC**

Oak flooring, sink and w/c, extractor fan, wall mounted combi boiler, storage cupboard, heated towel radiator.

**Landing**

Carpet flooring, stairs to attic, under stairs spotlights, panel radiator, phone point.

**Bedroom 1**

Carpet flooring, fitted wardrobes, fitted units, uPVC double glazed window, panel radiator.

**En-Suite to Master Bedroom**

Tiled floor to ceiling, vinyl flooring, mains fed shower, vanity sink, ceiling spotlights.

**Lounge/Bedroom**

Carpet flooring, French doors to Juliet balcony, ceiling spotlights, uPVC double glazed window, panel radiator, TV point, phone point.

**Bedroom 2**

Carpet flooring, storage cupboard, uPVC double glazed window, panel radiator.

**Bedroom 3**

Carpet flooring, fitted units, uPVC double glazed window, panel radiator.

**Bathroom**

T-shaped bath with mains fed shower over bath, laminate flooring, vanity housing sink, tiled floor to ceiling, ceiling spotlights, extractor fan, built in shelving with mirrors and lighting, heated towel radiator, uPVC double glazed frosted window.

**Bedroom 4**

Carpet flooring, eaves storage, uPVC double glazed window, panel radiator, TV point, phone point.

**Dressing Room**

Carpet flooring, eaves storage, uPVC double glazed Velux window.









Approximate total area<sup>(1)</sup>  
1918.83 ft<sup>2</sup>

**Reduced headroom**  
89.82 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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