



ROB LETTS

exp^{UK}

35 Lang Avenue

£425,000

4 2 1



RL0918 - This property has been taken a part and put back together piece by piece by the current owners, renovations include but not limited to; full re-wire, complete new central heating system, complete re roof, new double glazing, new insulation, kitchen and bathrooms.

The internal accommodation briefly comprises, entrance hall, lounge and dining kitchen. The extended kitchen has ample space for a dining table and is fitted with a range of wall and base units with stylish work surfaces. There is a range cooker with extractor hood above and space for a washing machine, dishwasher and American style fridge freezer. There is a full sized pantry cupboard, ground floor w.c and glazed door which gives access to the enclosed area of the garden.

To the first floor there are FOUR bedrooms, three of which are doubles and the master with en-suite shower room. The modern, luxury family bathroom is part tiled and includes a tiled panelled Villeroy & Bosh whirlpool jacuzzi bath with digital "Aqualisa" shower over.

Externally to the front there is a driveway which provides off street parking and gives access to the carport. The carport gives direct access to the rear garden where you will find a unusually large plot. The rear garden is predominantly laid to lawn with fence boundaries. There is a large gravelled area which can be used for further parking and gives access to the large brick outbuilding.





Ground Floor
Floor area 39.4 m² (424 sq.ft.)

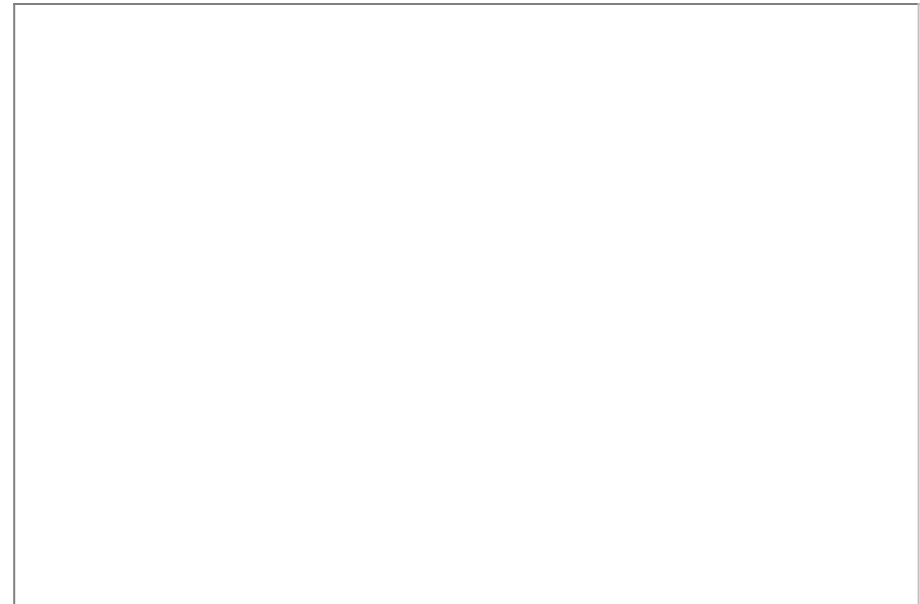


First Floor
Floor area 56.7 m² (610 sq.ft.)

TOTAL: 96.1 m² (1,034 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie

- Please quote RL0918 to book your viewing
- Extended Semi Detached House
- Four Bedrooms - Master En-Suite Shower Room
- Fully Refurbished To A High Standard
- Kitchen Diner
- Unusually Large Rear Garden
- Outbuilding / Workshop
- Great Access To The City Centre & York University
- Ground Floor W.C.
- No Forward Chain



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