



## Tang Hall Lane, York, YO31 0TG

- NO ONWARD CHAIN
- Off-road parking for at least three cars and large single garage
- Two double first floor bedrooms
- Close to local amenities & York city centre
- Council Tax Band B

- Ideal for investors & first time buyers
- Enclosed generous rear garden with two brick stores
- Open plan dining kitchen with large storage cupboard
- EPC Rating C

**£225,000**



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## DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. Hunters are delighted to offer to the market this superb, spacious two double bedroom end of terrace home, with ample off-road parking, garage and generous rear garden. Situated to the east of the town, the property is ideally placed to access the wide ranging local amenities and the town centre is just a short distance away.

Ideal for both investors and first time buyers, the property has been well maintained, but would now benefit from some updating, boasts gas central heating, extensive UPVC double glazing and comprises: Entrance hallway, lounge with walk-in bay window, dining kitchen with large storage cupboard, two double first floor bedrooms and house bathroom with white suite.

To the outside, a driveway provides off-road parking for at least three cars and leads to a large single garage. Gated access opens to an enclosed rear garden laid mainly to lawn with patio seating area and two brick stores.

We strongly recommend an early viewing.







Total floor area 84.4 sq.m. (908 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

### Viewings

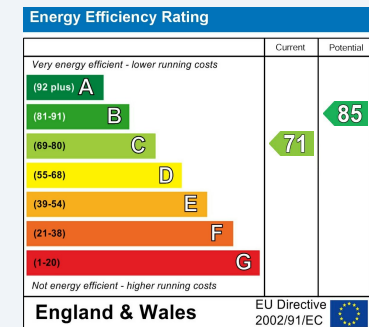
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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