



Langholme Drive, , York, YO26 6AQ

- GARAGE
- BATHROOM AND SEPARATE SHOWER ROOM
- GARDEN
- EPC RATING D
- CLOSE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND B

£280,000



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DESCRIPTION

A well maintained, two bedroom, semi-detached home in a popular residential location to the west of York.

Upon entering the property you have an entrance hall with stairs leading to the first floor. From the hall you have the bright and airy lounge with a large bay window filling the room with natural light and a feature fireplace creating a focal point to the room.

Double doors from the lounge lead through to the dining room with patio doors leading out to the rear garden.

The kitchen is off the dining room and features a range of base and wall units as well as space and plumbing for free standing appliances.

The ground floor is completed by a bathroom with sink, W.C and bath.

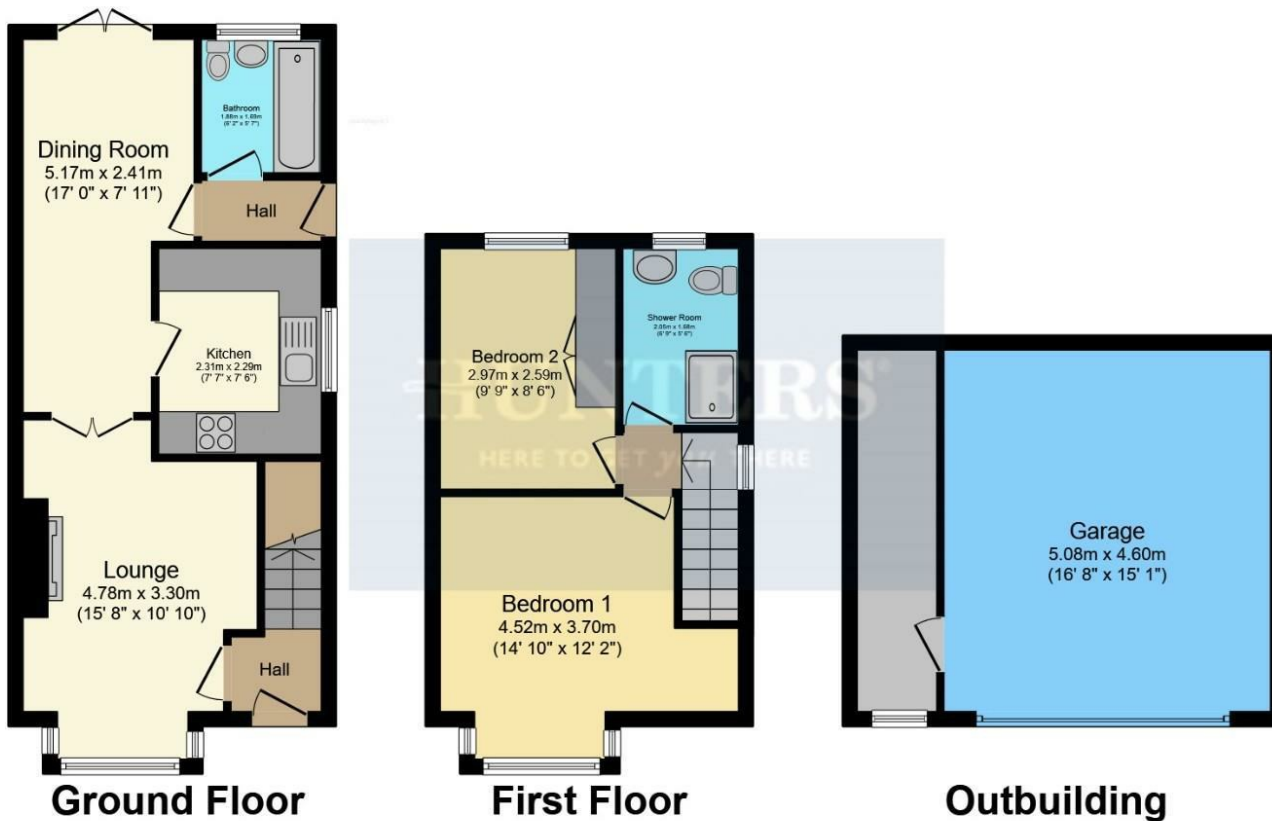
To the first floor you have two double bedrooms, one with bay window. There is also a shower room with sink, W.C and walk in shower cubicle.

Externally the property has a gravelled parking space to the front, access to the side leads to the lawned rear garden. There is also a large garage with separate workshop area.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 99.3 m² (1,069 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

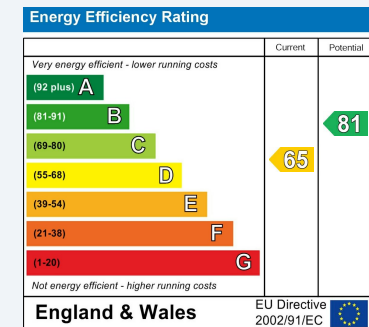
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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