



Langholme Drive, York, YO26 6AQ

- Popular Location
- Conservatory
- Potential to Improve
- Close To Local Amenities
- Garage
- Council Tax Band C

Offers Over £280,000



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DESCRIPTION

A three bedroom semi-detached property in a popular residential location which offers potential to put your own stamp on a fabulous family home.

The property is entered via an entrance hall with stairs to the first floor. The spacious lounge diner runs the length of the property and has a feature fireplace and large bay window that fills the room with natural light. To the rear patio doors lead through to a conservatory with doors to the rear garden.

The ground floor is completed by the kitchen with its range of base and wall units and space for free standing appliances.

The first floor has three bedrooms, two with fitted wardrobes and the main with bay window.

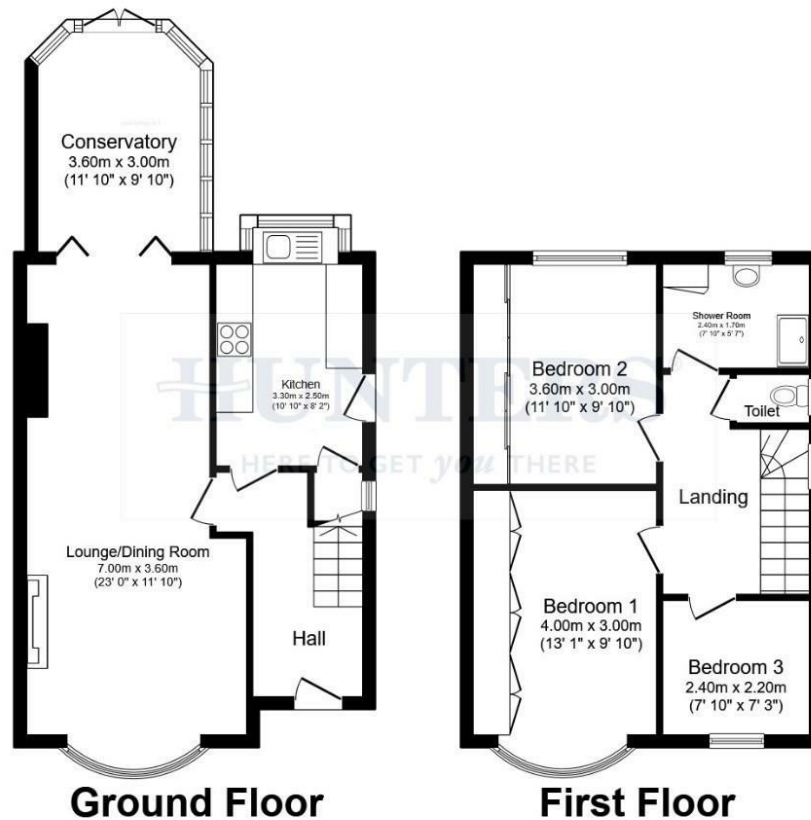
There is a modern shower room with separate W.C.

The property is set on a spacious plot, featuring a long, neatly lawned front garden alongside a driveway that offers off-street parking for multiple vehicles. The driveway extends to the side of the property, leading to a detached garage. At the rear, you'll find a well-maintained lawned garden complemented by a patio seating area.

The property offers significant potential for extension (subject to necessary permissions) and is offered for sale with no onward chain.







Total floor area 96.0 sq.m. (1,033 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

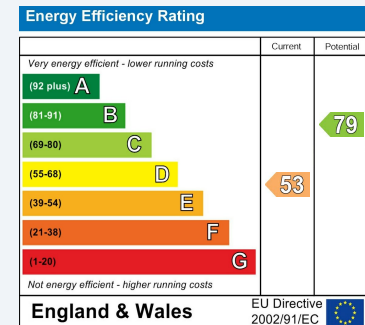
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.