



Tang Hall Lane, York £250,000

**** CASH BUYERS PREFERRED ****

An ideal opportunity for property investors and DIY enthusiasts to acquire this traditional three bedroom semi detached house enjoying generous gardens and being offered for sale with both vacant possession and no onward chain.



Accommodation

Internally the property is entered via a Upvc framed double glazed front door into a reception hall with staircase leading to the first floor accommodation. Located off the hall is a ground floor cloakroom having a low flush WC.

The principal reception room is a spacious lounge located at the front of the house having a bay window to the front elevation. The lounge includes a television aerial, radiator, and coved cornices.



There is a separate dining room again having a bay window this time to the rear elevation in addition to a radiator and fitted gas fire set on a tiled hearth.

The property's kitchen requires a comprehensive upgrade currently have a range of high and level storage cupboards with fitted work top and stainless steel sink unit. There are electric and gas pints for cooking in addition to plumbing for a washing machine. A side entrance leads out onto the car port beyond.



To the first floor are three good sized bedrooms, the main bedroom of which being located at the rear of the property having twin double fronted built-in wardrobes, a dressing table recess and fitted bed head board and cupboards. All three of the property's bedrooms have Upvc framed double glazed casement windows and radiators.

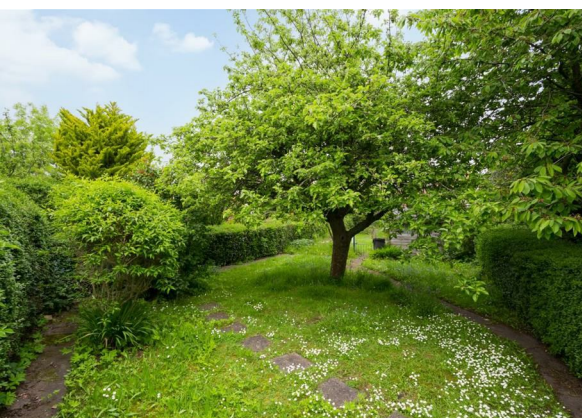
The internal accommodation is completed by a house bathroom with separate WC including a pedestal wash hand basin, inset bath with tiled splashbacks and separate low flush toilet.

To The Outside

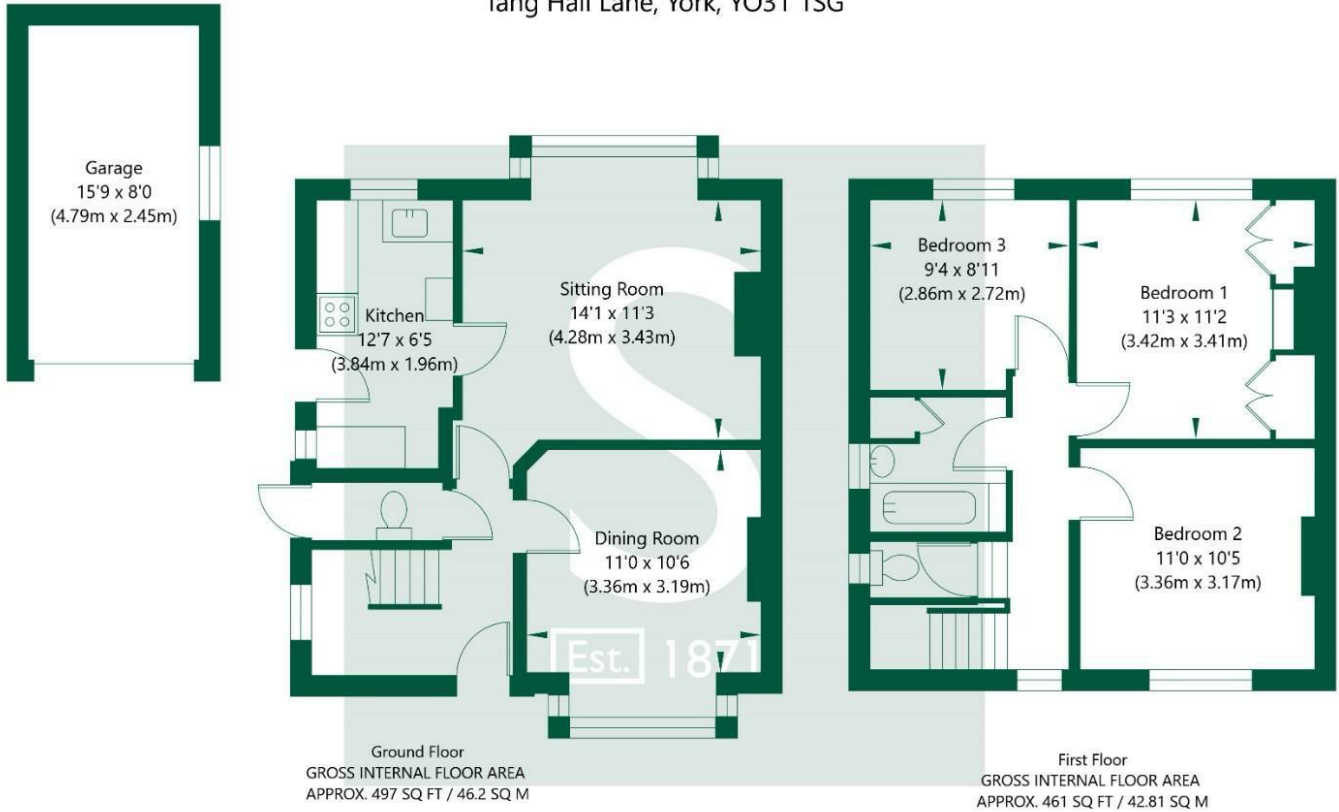
The property is accessed directly off Tang Hall Lane through a gated entrance onto a front hardstanding that provides off street parking of which in turn gives access to the carport and detached single garage. the property's front garden is rectangle in nature with planted borders in addition to walled and fenced boundaries.

One of the outstanding features of the property is its generous rear garden which stretches to approximately 100ft in length with a central pathway. The garden is separated into two parts and is extensively laid to lawn with central mature trees and screening hedge boundaries. Included within the sale are two separate garden sheds and a greenhouse.

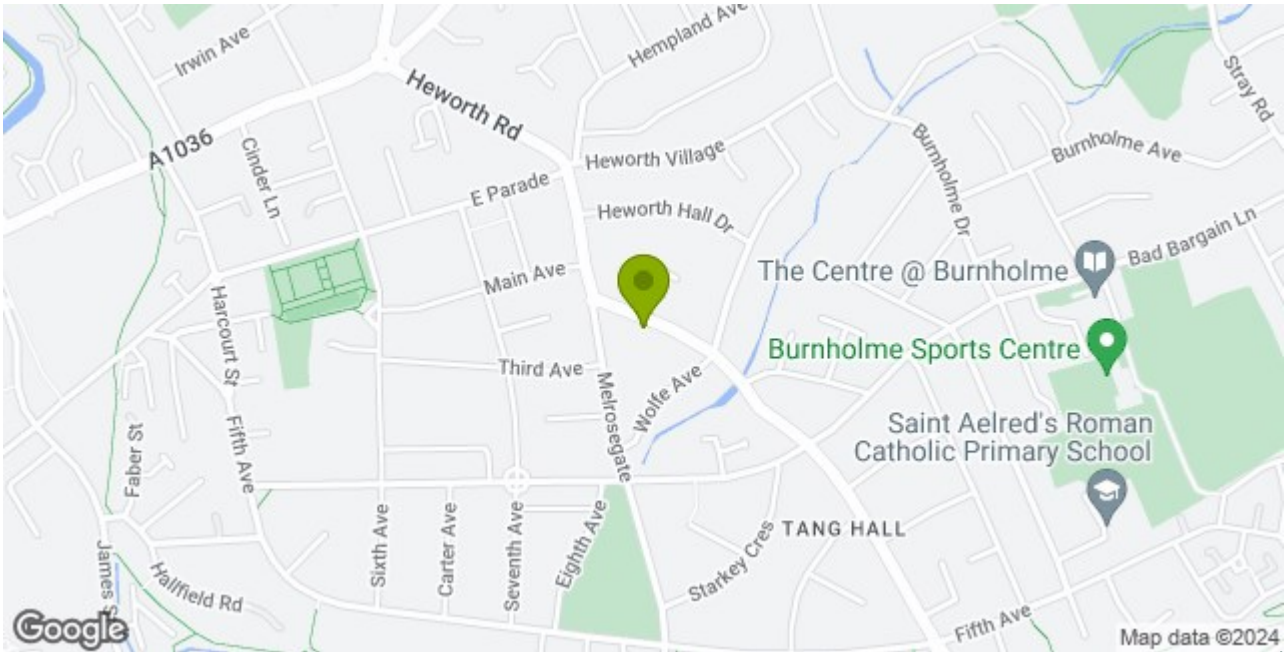
The property is situated within short travelling distance of the city centre of York as well as the A1079 Hull Road and A64 dual carriageway. the property offers enormous potential for further expansion and improvement. low flush toilet.



Tang Hall Lane, York, YO31 1SG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 958 SQ FT / 89.01 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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