



Tang Hall Lane, YORK YO31 0SL

welcome to

Tang Hall Lane, YORK

Nestled in the desirable Tang Hall area of York, this charming semi-detached home offers both space and comfort for a growing family. Boasting four generously sized bedrooms, the property combines modern living with a welcoming atmosphere.



Entrance Hall

A carpeted entrance hall with a radiator and an understairs storage cupboard.

Lounge

11' 8" Minus fireplace incursion x 13' 8" + bay window (3.56m Minus fireplace incursion x 4.17m + bay window)
An inviting lounge with carpeted floors, an electric fireplace, a tv point, a radiator and a bay window to the front of the home.

Dining Kitchen

30' 3" x 11' 3" (9.22m x 3.43m)
An open plan dining kitchen with a range of wall/base units, an integrated dishwasher, an integrated fridge/freezer, a hob/ oven, an Ideal combi boiler in the corner, tiled floors, a window to the side and a door to the rear garden.

Landing

A carpeted landing with a window to the side and the loft access.

Bedroom One

13' 2" + bay x 10' 5" max (4.01m + bay x 3.17m max)
The first double bedroom has carpeted floors, a bay window to the front of the home, a radiator and built in storage.

Bedroom Two

9' 9" x 11' 4" (2.97m x 3.45m)
The second double bedroom has carpeted floors, a window to the rear of the home and a radiator.

Bedroom Three

8' 4" x 8' 9" (2.54m x 2.67m)
The third bedroom has carpeted floors, a radiator and a window to the rear of the home.

Bedroom Four

14' 7" x 7' 8" + recess (4.45m x 2.34m + recess)
The fourth bedroom is to the ground floor. with carpeted floors, two windows to the front of the home, a widow to the side, a radiator, a tv point and a loft hatch.

Bedroom Four En Suite

The fourth bedroom has an en suite which has a walk in shower, a w.c, a wash hand basin, a radiator, an extractor fan and tiled floors.

Bathroom

The house bathroom has a w.c, a wash hand basin, a bathtub, an extractor fan, a radiator, a window to the side and tiled flooring.

Workshop

Irregular Shaped Room 8' 2" x 14' 9" (2.49m x 4.50m)

Exterior

Situated on a spacious corner plot, the exterior of the home is beautifully presented with a wrap around, lawn garden to the front and side. To the side, there is a paved driveway able to fit two vehicles and a detached garage, the driveway is secured by a bespoke electric gate. Around to the rear of the home there is a south east facing patio with flower beds to the borders.

Garage

17' 5" x 9' 1" (5.31m x 2.77m)
A detached garage with an electric roller door. There is also a workshop within the garage.



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



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welcome to

Tang Hall Lane, YORK

- GUIDE PRICE £400,000 - £425,000
- A BEAUTIFULLY PRESENTED FOUR BEDROOM HOME
- SOUGHT AFTER AREA OF YORK, JUST 1 MILE FROM THE CITY CENTRE
- A SPACIOUS AND MODERN DINING KITCHEN
- WELL MAINTAINED WRAP AROUND LAWN GARDEN AND A SEPARATE PATIO GARDEN

Tenure: Freehold EPC Rating: D

guide price

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR109161 - 0003

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william h brown



01904 621138



York@williamhbrown.co.uk



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)