



Lang Avenue
, York
YO10 3SB

£450,000

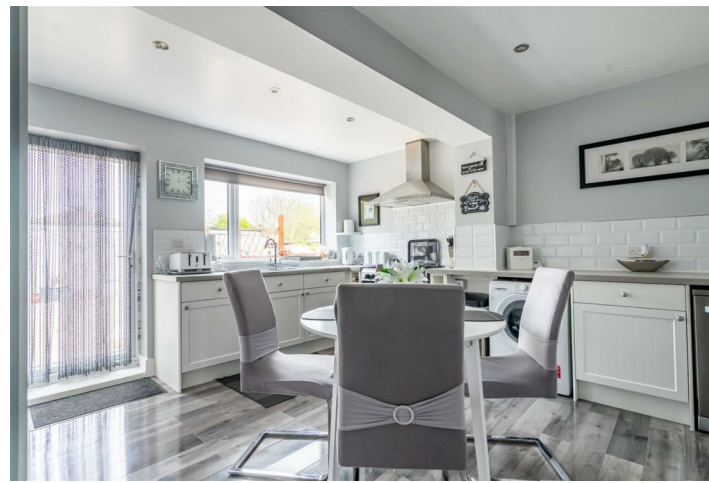


Immaculately presented throughout, this substantial four bedroom semi detached home has been renovated with a no expense spared approach to create a wonderful family home. Located within a quiet residential street yet benefitting from the varied amenities Hull Road has to offer including convenience stores, eateries and bus connections to the city centre, this property is also within catchment of Archbishop Holgate Secondary School. Offering plenty of space within its current form, this property sits on a most generous plot and offers the next owners the potential to grow into the property by further extensions (subject to the relevant planning permissions).

Internally the property offers an entrance vestibule with integrated storage which leads into the bright and airy reception room positioned to the front of the property. Reconfigured by the current owners, this room now offers a vast amount of space for a range of furniture with stairs leading up to the first floor. To the rear of the property is the impeccably designed kitchen which offers an abundance of storage through a range of wall and base units. Complimented by stylish worktops, the kitchen also offers plenty of food preparation areas, as well as space for freestanding whitegoods. Well designed, off the kitchen is a convenient pantry and separate w.c.

On the first floor are four well proportioned bedrooms with the master bedroom and second bedroom boasting built in storage. In addition to the beautiful three piece family bathroom, the second bedroom also offers a shower ensuite.

Council Tax Band- C



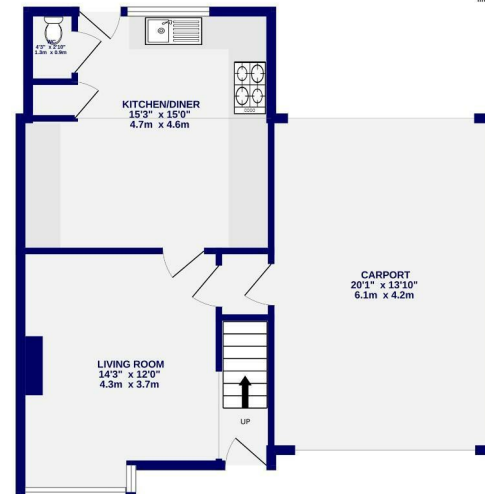


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Freehold
Council Tax Band - C

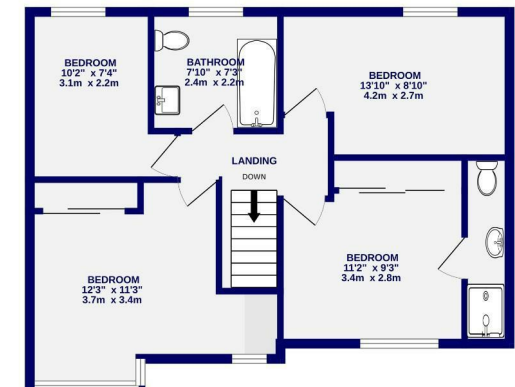
- Substantial Family Home
- Immaculately Presented Throughout
- Four Bedrooms
- Impressively Large Rear Garden
- Plenty Of Off Street Parking
- Potential For Further Extensions (STPP)
- Popular Residential Area
- EPC- D

GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA - 1305 sq.ft. (121.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



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