Langsett Grove, York YO30 4DE

Offers Over £180,000

Stephensons
estate agents & chartered surveyors

Situated in a pleasant cul-de-sac setting, this well-presented home offers an excellent opportunity for those taking their first step onto the property ladder, professionals seeking a low-maintenance home, or buyers looking to downsize. Thoughtfully arranged throughout, the accommodation makes the most of every square foot, creating a comfortable and practical home that is ready to move into.

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1000 Mbps*
EPC Rating: D - 67
Council Tax: B - City of York
Current Planning Permission: No current valid planning permissions.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.

The accommodation extends to approximately 537 sq ft and is arranged over two floors. The ground floor is centred around a welcoming living room with space to relax and entertain, while the fitted kitchen provides a practical workspace with easy access through to the conservatory. Filled with natural light, the conservatory creates a versatile additional reception area that can be enjoyed throughout much of the year, whether as a dining space, home office or simply somewhere to unwind overlooking the garden.

To the first floor, the generous double bedroom offers excellent proportions along with space for wardrobes and additional furniture, while the modern bathroom is fitted with a contemporary white suite.

Outside, the property benefits from off-road driveway parking to the front, while the enclosed rear garden provides a private and manageable outdoor space, ideal for enjoying the warmer months or entertaining family and friends. The property's position within the cul-de-sac also creates a peaceful setting whilst remaining conveniently placed for everyday amenities.

Langsett Grove lies within the popular residential area of Rawcliffe, to the north-west of York. The area is well served by local shops, supermarkets, cafés and regular bus services into York city centre, while nearby Clifton Moor Retail Park offers an excellent range of shopping, restaurants, leisure facilities and everyday conveniences. There are pleasant walks and cycle routes close by, with easy access to the outer ring road for those commuting further afield.

Offering a practical layout, low-maintenance accommodation and an excellent location, this is a home that will appeal to a wide range of buyers looking for convenience, comfort and excellent value.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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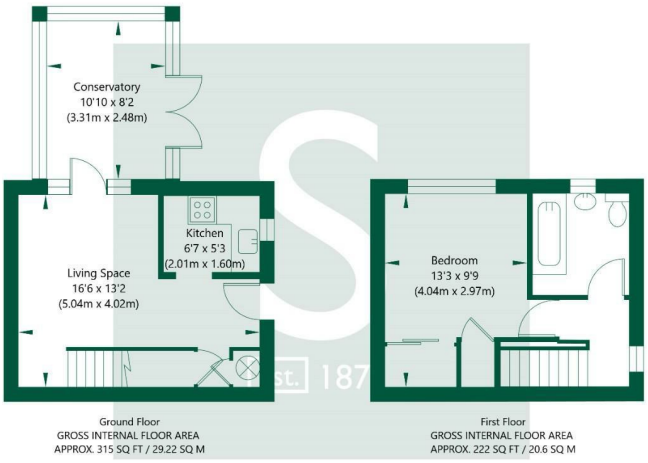

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 537 SQ FT / 49.82 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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