



85 Langholme Drive,
York, North Yorkshire YO26 6AH

Guide Price £300,000


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Bishops Personal Agents present to the market a fantastic contemporary two-bedroom semi-detached bungalow, located at the top of a quiet cul-de-sac, just to the south/west of York off Boroughbridge Road, with easy access to the outer ring road and York City Centre. Also with local shops, popular schools including the catchment of Manor C of E and the Acomb shopping centre close at hand. As soon as you enter this property you know you are viewing something rather special. This stunning property, has been totally renovated and extended by the current owners, creating a bright and spacious stylish family home, boasting a fabulous open plan living space with underfloor heating, which will appeal to a multitude of purchasers including professional couples, single buyers and those looking to retire. The accommodation briefly comprises; Side entrance hall with doors leading to the bungalow and garage. Once inside we find a fabulous versatile living space, containing a modern bespoke grey kitchen with a central island and a complement of integral appliances. The living area with a feature fireplace and ample space for a table and chairs, with a ceiling lantern bathing the room with natural light and bi-folding doors leading to the garden. From the inner lobby, we find two good-sized bedrooms and a contemporary shower room to complete this superb home. Outside to the front is a driveway providing ample off-street parking and side access into the garage. To the rear, the house enjoys an enclosed fenced garden, plus a paved patio, perfect for outside entertaining. In summary, this excellent property, provides an exceptional opportunity to secure a home in the very popular location off Boroughbridge Road. Ideally placed for the commuter, lying approximately two miles from York city centre, with regular bus routes and within easy reach of the York outer ring road and for commuters the Poppleton station. An early internal inspection is highly recommended to fully appreciate this excellent modern home.

Langholme Drive is situated within the sought after Boroughbridge Road residential location, offering excellent access to the City Centre, The Knavesmire and Acomb Park. This property is within close proximity of the railway station. In addition, within easy access of the well-regarded schools of Poppleton Road Primary, Carr Lane Primary and The Manor C of E Secondary School, which is rated outstanding. For the commuter, there are regular transport links to and from the city centre, which is within easy walking distance if you wish to take an easy stroll and there is also good access to the A64 and the surrounding towns and cities, including Leeds in approximately 30 minutes and Harrogate as well as the national motorway networks. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Side upvc entrance door into the hall. Door to the garage. Door leading to...

Living Area

21' 7" x 18' 11" (6.57m x 5.76m)

Double glazed bi folding doors and windows to the rear aspect, ceiling sky lantern, feature fireplace with an electric fire*, tv point*, ample space for a table and chairs, underfloor heating* and radiators*.

Doors leading to...

Kitchen

Fabulous contemporary bespoke kitchen with an attractive range of grey base and wall mounted units with matching work preparation surfaces over, inset sink with mixer taps, integral appliances include Bosch electric ovens*, 4 x gas hob*, extractor hood*, dishwasher* and fridge/freezer*. Central island with a breakfast bar and down lighting.

Bedroom 1

13' 6" x 10' 8" (4.11m x 3.25m)

Double glazed windows to the front aspect, blinds and radiator*.

Bedroom 2

9' 10" x 8' 6" (2.99m x 2.59m)

Double glazed windows to the front aspect, blinds and radiator*.

Shower Room

8' 2" x 5' 5" (2.49m x 1.65m)

Modern suite in white comprising; Shower cubicle with mains shower*, wash hand basin set in a vanity unit with mixer taps, low level wc, double glazed window to the side aspect, blinds, down lighting and heated rail*.

Garage

16' 4" x 12' 5" (4.97m x 3.78m)

Garage with an electric roller door, power/ lighting*, plumbing for a washing machine* and a door to the rear.

Outside

Outside to the front is a driveway providing ample off-street parking and side access into the bungalow. To the rear, the house enjoys a sunny aspect fenced garden, plus a paved patio, perfect for outside entertaining.

Agents Note

Epc rating TBA, Council tax band C.

Broadband supplier: Virgin media.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.







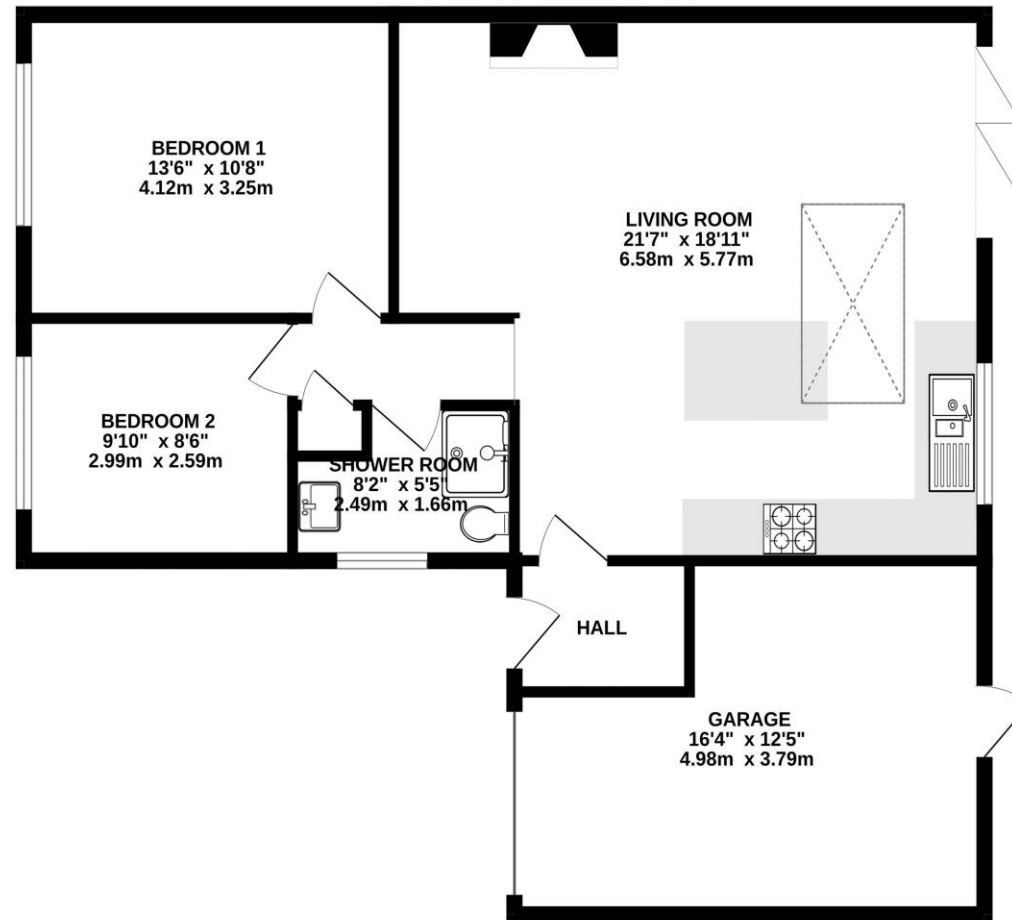
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GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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