

N A I S H

ESTATE AGENTS



YORK
EST. 1939



12 Lang Road

Bishopthorpe, York, YO23 2QL

A rare opportunity to acquire a much-loved four-bedroom detached home on one of Bishopthorpe's most desirable roads. Offering generous living space, a large private plot, and huge scope to modernise and extend, this property presents the perfect chance to create a stunning long-term family home.

Asking Price £995,000

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- Highly sought-after location on Lang Road, a tree-lined street in Bishopthorpe
- Large kitchen dining area, ideal for modern family living
- Formal dining room with original parquet flooring
- Stunning, fully enclosed rear garden perfect for entertaining
- Substantial detached family home on a generous ~0.25 acre plot
- Separate utility room with access to large garage
- Ground floor shower room for added convenience
- Four spacious bedrooms and family bathroom to the first floor
- Bright dual-aspect living room with excellent natural light
- Beautifully maintained front garden and two driveways for multiple vehicles

Offer Procedure

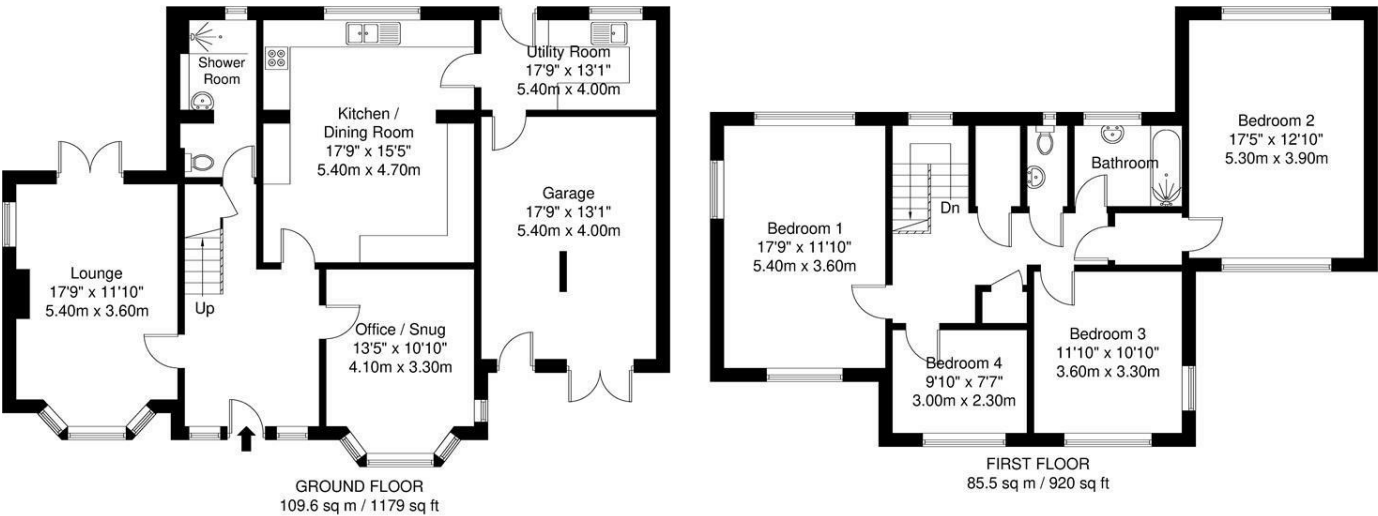


Directions



Floor Plan

12 Lang Road



APPROXIMATE GROSS INTERNAL AREA = 195.1 sq m / 2100 sq ft

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		