



89 Tang Hall Lane
York, YO31 0TB
£240,000

 3  1  1  D

Welcome to this three-bedroom mid-terrace home situated in a popular residential area, conveniently located within easy reach of York City Centre. Whilst in need of some modernisation, the property features huge potential for first time buyers looking to get onto the property ladder, or investors alike.

The property welcomes you through an entrance hall leading into a spacious and inviting lounge area, ideal for both relaxing and entertaining. To the rear, the kitchen is fitted with a range of wall and base units and benefits from a range cooker, offering a practical and cooking space. A bright conservatory provides additional living accommodation along with useful extra storage and access to a convenient downstairs W.C. To the first floor are three generously sized bedrooms and a family bathroom, the loft adds extra space for storage.

Externally, the property benefits from a driveway providing off-street parking. To the rear is a sizeable enclosed garden, perfect for outdoor enjoyment, along with an outbuilding and further purpose-built garden studio offering excellent versatility — ideal as storage or additional entertaining space.

Entrance Hall

Lounge

15'6" x 14'7" (4.72m x 4.45m)

Kitchen

11'5" x 7'8" (3.48m x 2.34m)

Conservatory

10'9" x 5'9" (3.28m x 1.75m)

First Floor Landing

Bedroom 1

10'9" x 10'4" (3.28m x 3.15m)

Bedroom 2

10'7" x 7'9" (3.23m x 2.36m)





Bedroom 3

8'9" x 7'8" (2.67m x 2.34m)

Bathroom

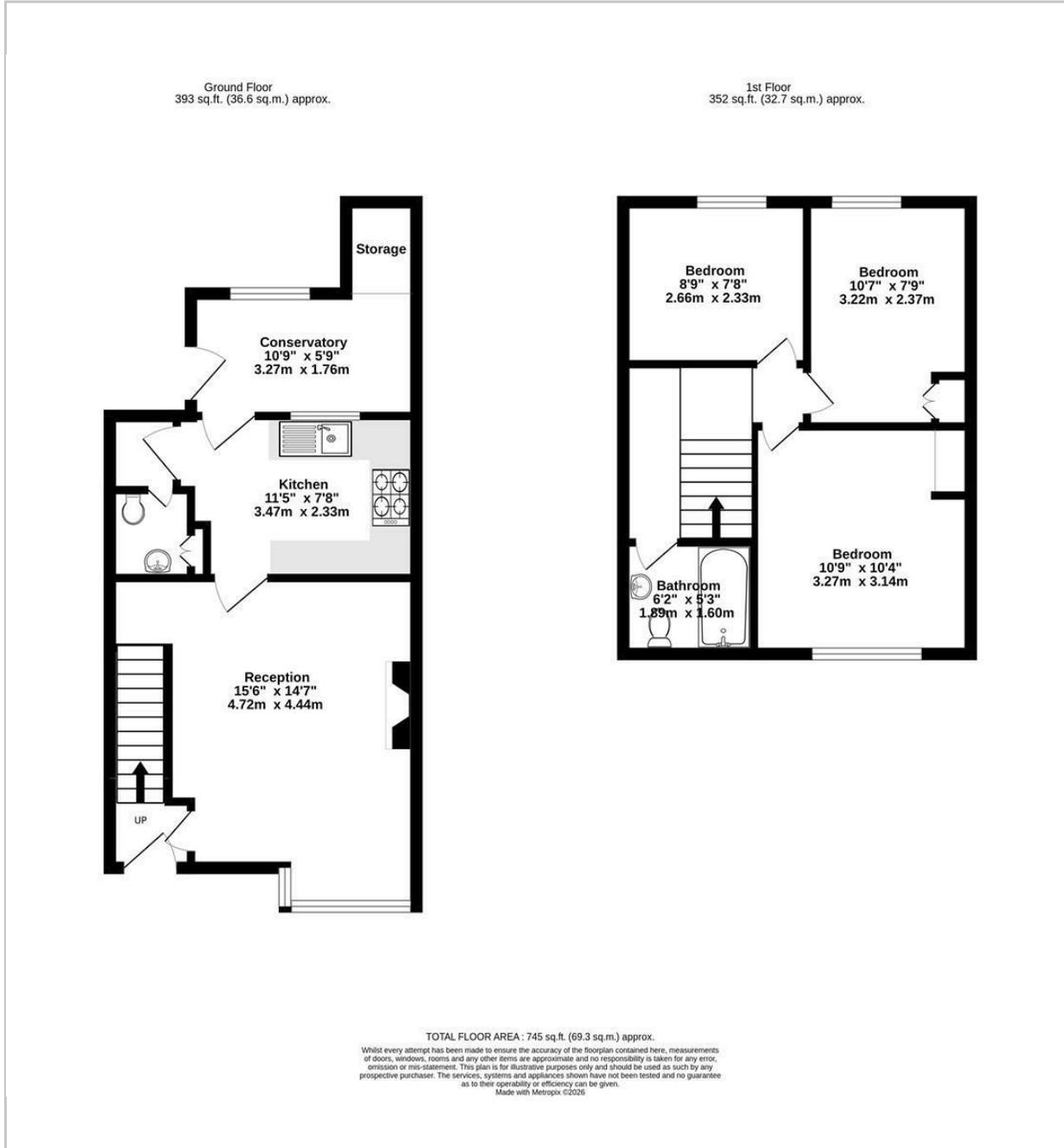
6'2" x 5'3" (1.88m x 1.60m)

Agents Note:

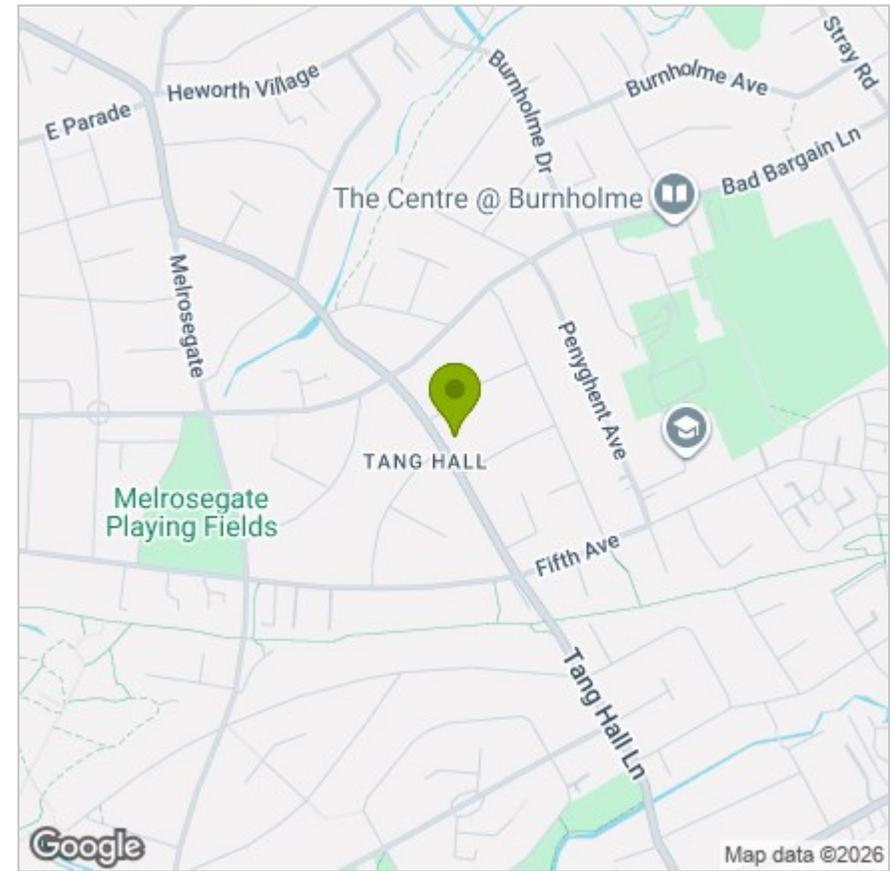
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		68	
(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		

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.