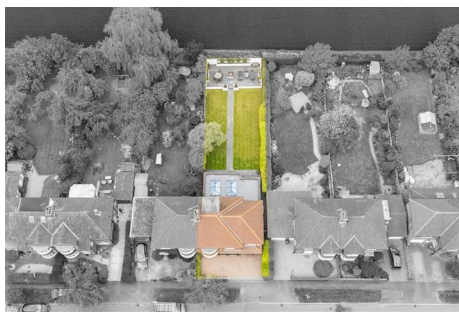


NAISH

ESTATE AGENTS



YORK
EST. 1939



24 Lang Road

Bishopthorpe, York, YO23 2QL

An exceptional extended semi-detached family home positioned on the highly sought-after Lang Road in Bishopthorpe, offering beautifully renovated accommodation, breathtaking open field views and stunning open-plan living space. Finished to an outstanding standard throughout, this turnkey property combines luxurious modern features with generous family living, all within one of York's most desirable village locations.

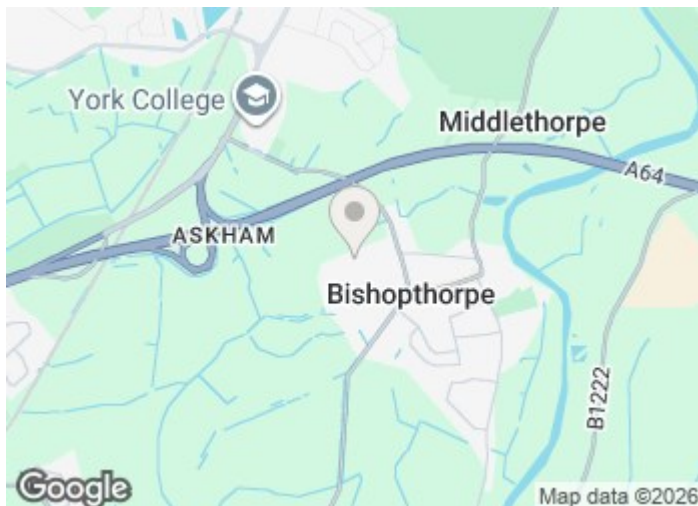
Offers In The Region Of £935,000

24 Lang Road

Bishopthorpe, York, YO23 2QL



- Highly sought-after tree-lined location on Lang Road in Bishopthorpe
- Bespoke handmade oak kitchen with premium integrated appliances
- Underfloor heating throughout the ground floor
- Large landscaped rear garden with raised entertaining patio and fire pit
- Beautifully extended and renovated semi-detached family home
- Sweeping open field views to the rear aspect
- Built-in air conditioning facilities to bedrooms
- Stunning open-plan living kitchen dining area with folding doors
- Spacious living room with bay window and feature log burner
- Flexible four double bedroom layout with multiple ensembles

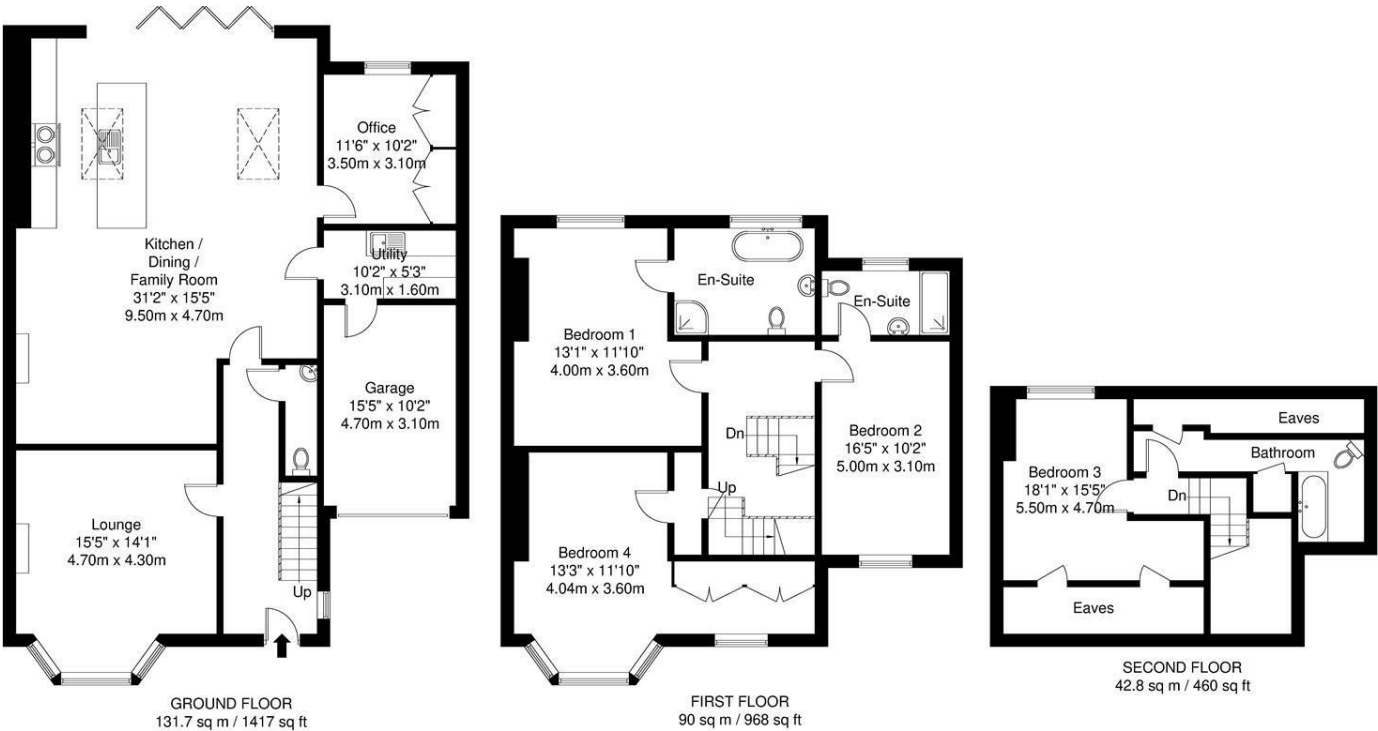


Directions



Floor Plan

24 Lang Road



APPROXIMATE GROSS INTERNAL AREA = 264.5 sq m / 2845 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		