



Tang Hall Lane
Tang Hall, York
YO10 3SE

£315,000



Located in the ever-popular area of Tang Hall, this well-maintained three bedroom semi-detached home occupies a generous plot that is larger than average for properties of this type. Positioned within the catchment of a range of well-regarded local schools and offering excellent potential to extend, subject to planning consent, the property is expected to appeal to a wide range of buyers.

Internally, the property is entered via a welcoming entrance hall which leads through to an open-plan living space, where a large window allows natural light to flow through. To the rear is an open-plan kitchen diner, fitted with a range of wall and base units and offering ample space for dining, alongside the added benefit of a useful utility room. The first floor comprises three well-proportioned bedrooms, served by a three-piece family bathroom.

Externally, the property benefits from a generous rear garden which is larger than average for homes of this type and offers scope for extension or further development, subject to the necessary consents. The garden is mainly laid to lawn and also features a sheltered area ideal for outdoor entertaining, a single garage, and mature trees and planting which provide a good degree of privacy. To the front, there is ample driveway parking for multiple vehicles.

With its sought-after location and generous plot size, early viewing is highly recommended.





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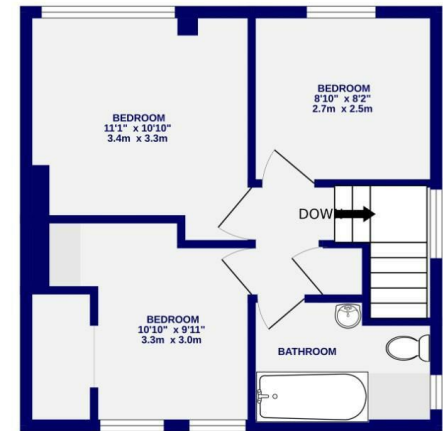
Freehold
Council Tax Band - B

- Semi Detached House
- Popular Residential Area
- Ample Driveway Parking
- Ideal First Home
- Three Bedrooms
- Exceptional Plot
- Potential For Extension (STPP)
- EPC D

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.
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