

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

89 Tang Hall Lane

York, YO31 0TB

£240,000

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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)





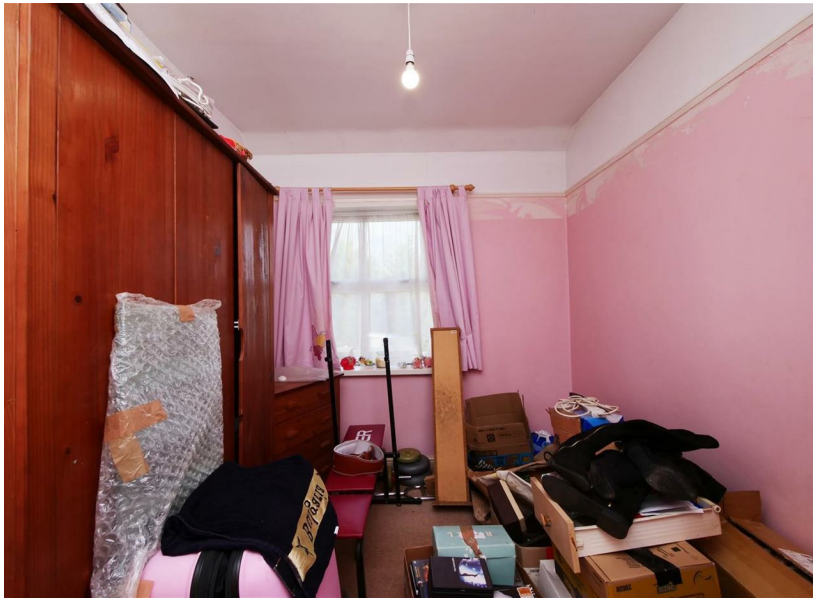












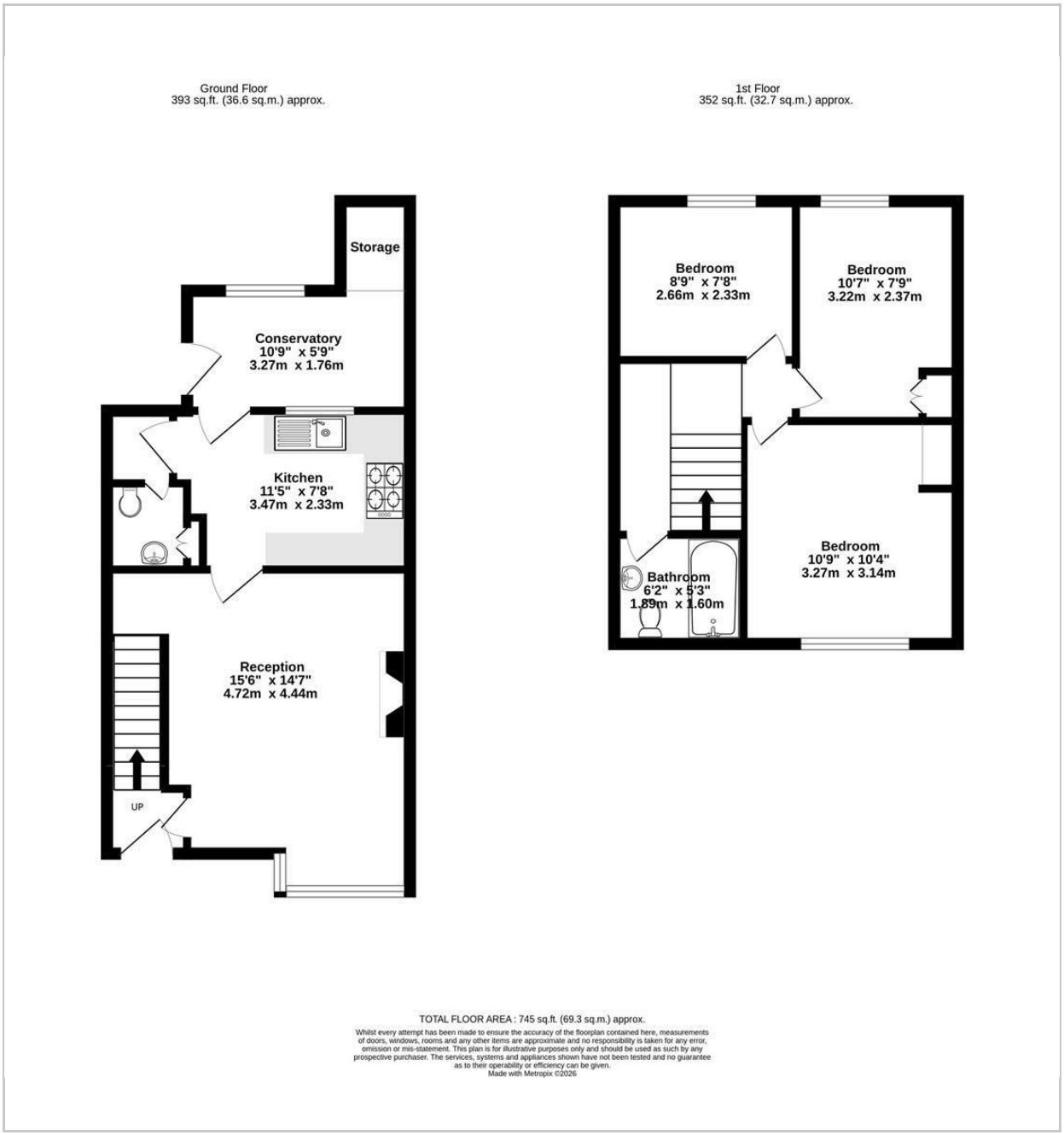


Bedroom 3
8'9" x 7'8" (2.67m x 2.34m)

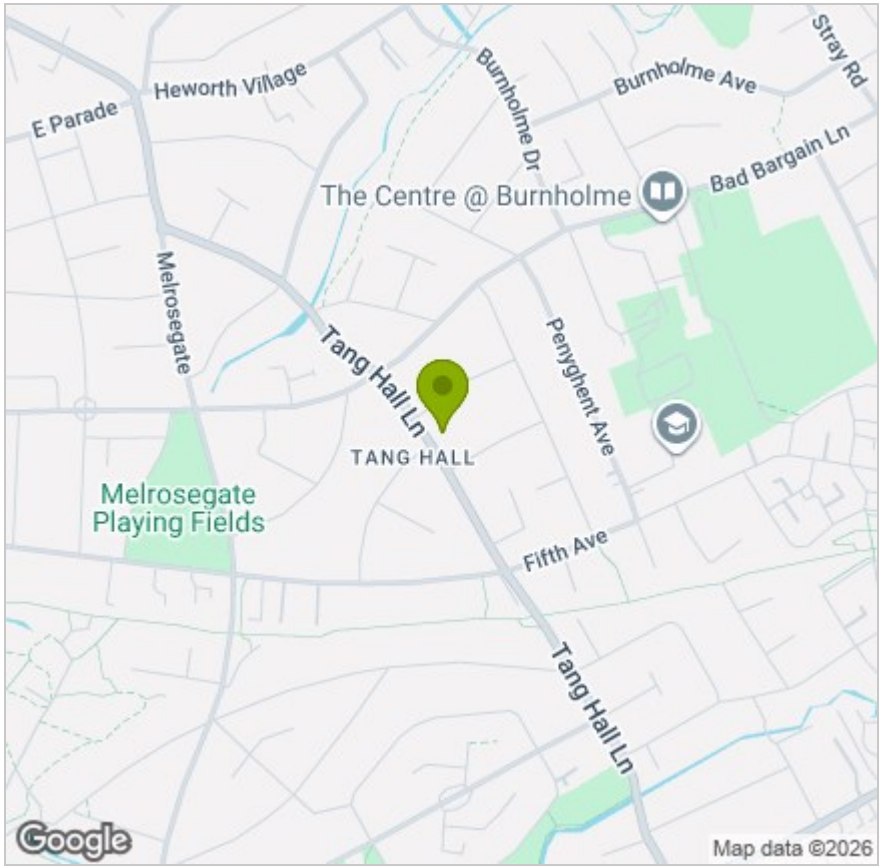
Bathroom
6'2" x 5'3" (1.88m x 1.60m)

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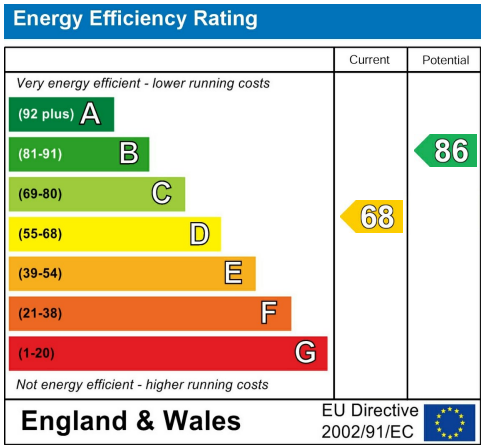
FLOOR PLAN



LOCATION



EPC



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