

Tang Hall Lane, York YO31 0SL

£275,000

Stephensons
estate agents & chartered surveyors

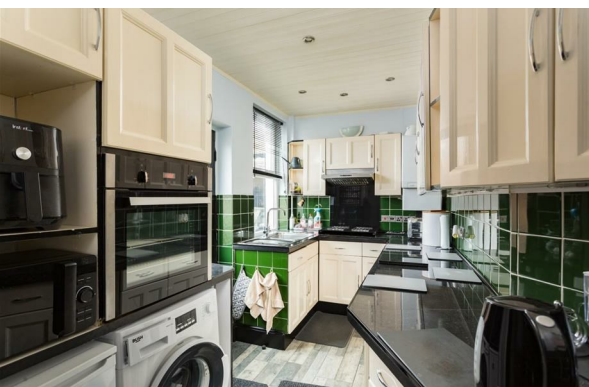


Offering comfortable and well-balanced accommodation across two floors, this end of terrace home provides a practical and welcoming space well suited to family life, with the added benefit of driveway parking, front and rear gardens, and a detached garage.

Tenure: Freehold
 Broadband: Up to 1000 Mbps* download speed
 EPC Rating: TBC
 Council Tax: B - City of York
 Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



Partners:
 J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:
 N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

The property opens into a central hallway which leads through to a bright sitting room at the front of the house, where a bay window allows natural light to fill the space, creating a pleasant room to relax. The main living space flows naturally from the sitting room into the dining room, creating a through lounge-diner that works particularly well for everyday family life and entertaining. The dining area sits to the rear of the house and enjoys views across the garden, while the adjoining kitchen provides a practical and well laid out space with a good range of units and work surfaces.

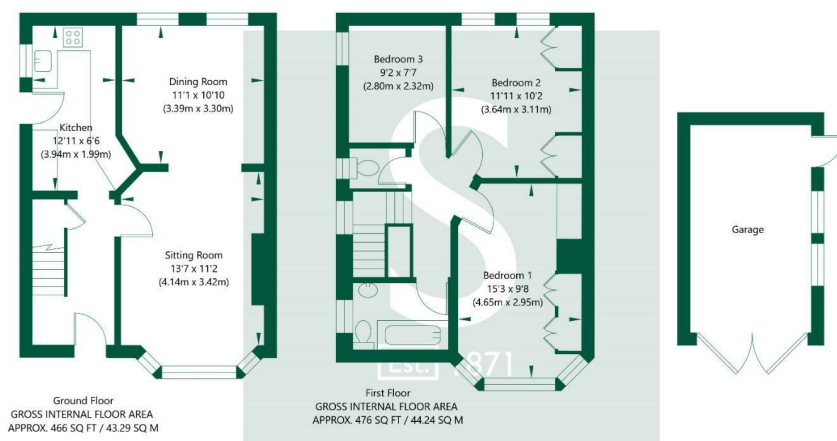
The home has been well cared for over the years and is presented in good overall condition, while offering a new owner the opportunity to update decorative finishes, add their own style, or potentially explore extending the accommodation over time, subject to the necessary permissions.

Upstairs, the first floor offers three bedrooms arranged around a central landing. The main bedroom sits to the front of the property and is particularly generous in size, with two further bedrooms providing flexible space for children, guests, or working from home. A three-piece family bathroom accompanies a separate W.C. to complete the first floor accommodation.

Outside, the home benefits from gardens to both the front and rear, providing outdoor space well suited to families, gardening, or relaxing during the warmer months. To the rear of the property there is driveway parking leading to a detached garage, offering useful storage and additional practicality.

Tang Hall Lane is well positioned for convenient access to York city centre, which lies just a short distance away. The area offers a wide range of everyday amenities including local shops, supermarkets, cafés and leisure facilities, while excellent transport links provide easy routes into the city and beyond. The property also sits within reach of several well-regarded schools, making it a practical choice for families looking to settle in this well-connected part of York.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 942 SQ FT / 87.53 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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