



**Langdale Avenue, York YO31 0LT**

**welcome to**

**Langdale Avenue, York**

This immaculately presented three-bedroom, semi-detached home offers a superb blend of style, comfort and generous living space, thoughtfully designed for modern family life and effortless entertaining.



**Entrance Hall****Lounge**

16' 5" x 9' 10" ( 5.00m x 3.00m )

**Kitchen/Diner**

19' 8" x 15' ( 5.99m x 4.57m )

**Dining Room**

16' 5" x 9' 10" ( 5.00m x 3.00m )

**Bar Kitchen**

11' 7" x 8' 10" ( 3.53m x 2.69m )

**W.C****Bar/Living Room**

23' x 11' 7" ( 7.01m x 3.53m )

**Bedroom One**

16' 5" x 9' 10" ( 5.00m x 3.00m )

**Bedroom Two**

9' 10" x 7' 7" ( 3.00m x 2.31m )

**Bedroom Three**

9' 10" x 7' 7" ( 3.00m x 2.31m )

**Bathroom****Ground Floor****First Floor**

Total floor area 134.2 m<sup>2</sup> (1,445 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Langdale Avenue, York

- GUIDE PRICE £450,000 - £475,000
- A SUPERB THREE BEDROOM HOME
- THREE RECEPTION ROOMS
- A FANTASTIC KITCHEN WITH A BREAKFAST BAR
- SECONDARY KITCHEN AREA WHICH LEADS TO THE BAR/LOUNGE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YOR109766](https://www.williamhbrown.co.uk/Property/YOR109766)



Property Ref:  
YOR109766 - 0002

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