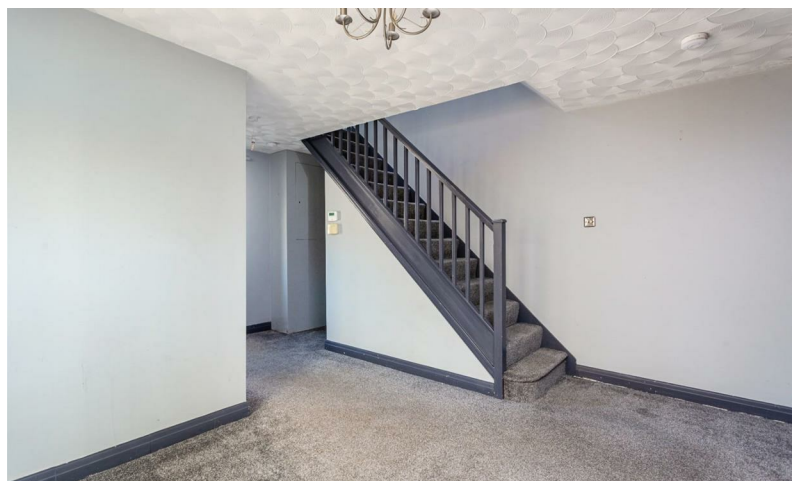


Langsett Grove, York YO30 4DE

£200,000

**Stephensons**  
estate agents & chartered surveyors



Situated in a pleasant cul-de-sac setting, this well-presented home offers an excellent opportunity for those taking their first step onto the property ladder, professionals seeking a low-maintenance home, or buyers looking to downsize. Thoughtfully arranged throughout, the accommodation makes the most of every square foot, creating a comfortable and practical home that is ready to move into.

Tenure: Freehold  
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 1000 Mbps\*  
 EPC Rating: TBC  
 Council Tax: TBC  
 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

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

#### Associate Partners:

N Lawrence  
 I Jarvis MNAEA

The accommodation extends to approximately 537 sq ft and is arranged over two floors. The ground floor is centred around a welcoming living room with space to relax and entertain, while the fitted kitchen provides a practical workspace with easy access through to the conservatory. Filled with natural light, the conservatory creates a versatile additional reception area that can be enjoyed throughout much of the year, whether as a dining space, home office or simply somewhere to unwind overlooking the garden.

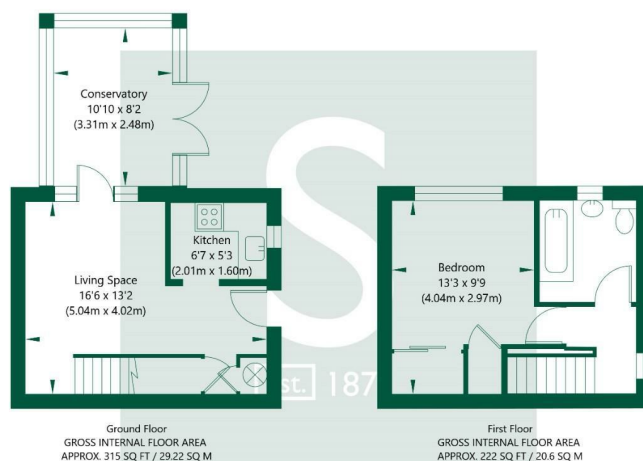
To the first floor, the generous double bedroom offers excellent proportions along with space for wardrobes and additional furniture, while the modern bathroom is fitted with a contemporary white suite.

Outside, the property benefits from off-road driveway parking to the front, while the enclosed rear garden provides a private and manageable outdoor space, ideal for enjoying the warmer months or entertaining family and friends. The property's position within the cul-de-sac also creates a peaceful setting whilst remaining conveniently placed for everyday amenities.

Langsett Grove lies within the popular residential area of Rawcliffe, to the north-west of York. The area is well served by local shops, supermarkets, cafés and regular bus services into York city centre, while nearby Clifton Moor Retail Park offers an excellent range of shopping, restaurants, leisure facilities and everyday conveniences. There are pleasant walks and cycle routes close by, with easy access to the outer ring road for those commuting further afield.

Offering a practical layout, low-maintenance accommodation and an excellent location, this is a home that will appeal to a wide range of buyers looking for convenience, comfort and excellent value.

Langsett Grove, York, YO30 4DE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 537 SQ FT / 49.82 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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