

# Langdale Avenue Burnholme, York YO31 0LT

Freehold  
Council Tax Band - B

- Beautifully Extended Kitchen/Diner/Living Area
- Large Driveway
- Bay-Fronted Lounge With Stove
- Self-Contained Annex
- Three Bedrooms And Modern Bathroom
- High Specification Fitted Kitchen
- Ideal Location For Schools
- EPC - C



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.



Langdale Avenue  
Burnholme, York  
YO31 0LT

£450,000



A beautifully extended three-bedroom semi-detached home, finished to an exceptional standard and ideally positioned in a highly desirable area of York, just a short drive from the city centre. Stylishly upgraded throughout, this impressive property offers elegant and versatile living space.

The home opens into a welcoming entrance hall with useful storage and access to the principal ground floor rooms. To the front, a charming reception room features a large bay window, solid wood flooring, and a wood-burning stove, creating a warm and inviting setting.

To the rear, the property opens into a stunning open-plan kitchen and dining space. The kitchen is thoughtfully designed with a central island, a range of contemporary units, integrated appliances, and ceiling speakers, while the dining area benefits from a lantern roof light and patio doors leading out to the garden, perfect for entertaining.

Adjoining the kitchen is a flexible annex with its own entrance, kitchen area, WC, and spacious reception room, offering excellent potential for independent living or additional accommodation.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom enjoys a bay window and fitted furniture, with a further double bedroom overlooking the rear and a versatile third room. The stylish house bathroom is finished to a high standard, featuring a walk-in shower, bath, vanity unit, WC, and heated towel rail.

Externally, the landscaped rear garden provides a mix of decked and patio areas ideal for outdoor living, while the front driveway offers ample off-street parking. Council Tax band B

