



30 Lang Road
Bishopthorpe, York YO23 2QL

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2QL
£850,000

Occupying a prime position on a picturesque, tree-lined street in the heart of Bishopthorpe, this impressive five-bedroom semi-detached home perfectly blends timeless period character with contemporary family living.

The ground floor features two grand reception rooms, including an elegant lounge with an original fireplace and a separate dining room centred around a cosy wood burner. Upstairs, five well-proportioned bedrooms and two bathrooms provide generous accommodation for a growing family. A true highlight is the rear garden, which offers stunning views over open fields. The exterior is further enhanced by a driveway providing off-street parking and a convenient garage.

Ideally situated just south of York, the property benefits from excellent commuter links via the A64 and is within walking distance of the village's amenities. Offered with no forward chain, this exceptional home on Lang Road is sure to attract significant interest.

EPC TBA
Council Tax Band E

Entrance Hallway

A beautiful stained glass timber door welcomes you into the entrance hallway. Radiator. Alarm panel. Cupboard housing meters and fuse board. Doors to further rooms. Stairs to first floor.

Sitting Room

13'5" x 11'9" (4.09m x 3.58m)

A bright and spacious living room with large bay window, offering natural light. Charming period features such as fireplace with surround and hearth and original picture rails. With radiator.

Dining Room

13'11" x 11'8" (4.24m x 3.56m)

A large dining room with original picture rail, built in shelving and beautiful wood burner with stone hearth and surround, offering a cosy and elegant feel to the room. Radiator. With UPVC double doors and side lights leading into the garden.

Kitchen/Diner

24'0" x 12'8" (7.32m x 3.86m)

An inviting dining kitchen with wall and base units with coordinated worksurfaces. One and half sink unit with drainer. Built in oven with 5 ring gas hob and extractor hood above. Built in dishwasher. UPVC window overlooking the garden. Square bay window to dining area. Two radiators. Space for large fridge freezer. With stained glass timber door offering side access.

Stairs to first floor

With attractive stained glass windows and secondary glazing.

First floor landing

Spacious landing with doors to further rooms and staircase to second floor. Cupboard housing combi boiler, with space and plumbing for washing machine. Opaque window.

Bedroom One

13'5" x 11'9" (4.09m x 3.58m)

With picture rail. UPVC bay window and radiator





Bedroom Two
11'9 x 11'8 (3.58m x 3.56m)
With feature fireplace and picture rail. Radiator. Built in cupboard with shelving. UPVC window with views over the garden and open fields.

Bedroom Three
9'6 x 9'4 (2.90m x 2.84m)
With UPVC window. Radiator. Stairhead. Low level storage cupboard.

Bedroom Four
9'7 x 8'1 (2.92m x 2.46m)
With UPVC window. Radiator.

Family bathroom
9'4" x 7'4" (2.86 x 2.25)
A lovely size family bathroom with dual sink and large vanity unit proving ample storage. Bath with shower attachment and additional corner shower cubicle. Extractor fan. Opaque window. Radiator.

Stairs to second floor
UPVC window.

Landing to second floor
Cupboard with clothes rail and shelving.

Bedroom Five
13'4 x 12'4 (4.06m x 3.76m)
A bright and spacious bedroom with two UPVC windows and two velux windows. Radiator. Eaves storage.

Shower Room
8'2" x 4'7" (2.51 x 1.41)
Fitted three piece suite comprising; compact bath with shower attachment, wash hand basin with vanity unit and toilet. Velux window. Tall radiator.

Outside
To the front of this attractive semi detached property is a paved driveway leading to the garage. The front garden is paved for low maintenance with established shrubs, trees and mature hedging. With gated side access to the rear garden.

A standout feature of this property is the generously sized rear garden, which offers privacy and boasts open field views. Primarily laid to lawn and boarded by established trees and shrubs. Outdoor living is effortless with two dedicated patio seating areas and a wooden veranda that provides dappled shade for alfresco dining. Practicality is also catered for with a discreetly positioned garden shed, ideal for storage and tools.

Garage
Detached brick built garage with double doors, laid on with power and light.

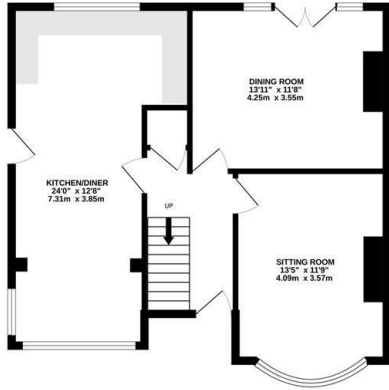
Material Information
This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is E. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.
The property has a combi boiler which supplies the heating and hot water.
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

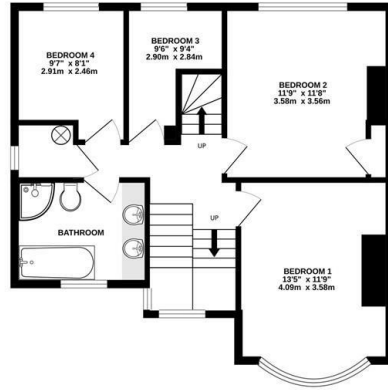
Anti - Money Laundering Compliance
We are are legally required to conduct Anti Money Laundering checks on all purchasers, sellers, and anyone related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.



GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.

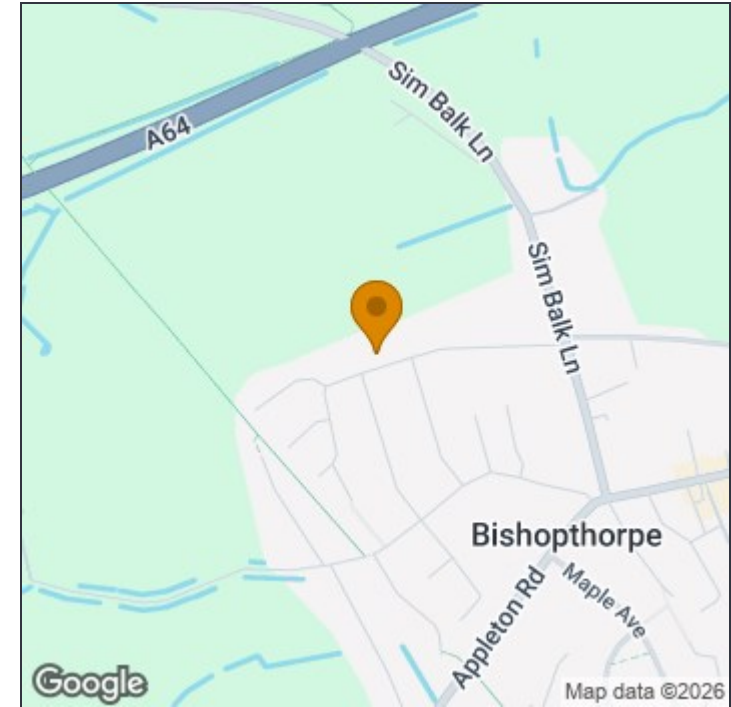


2ND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA: 1450 sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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