Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

87 Tang Hall Lane

York, YO31 0TB

Guide Price £225,000

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A 3 BEDROOM MID TOWN HOUSE WITH LONG REAR GARDEN SET IN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL AMENITIES, YORK UNIVESITY AND WALKING DISTANCE TO THE CITY CENTRE. The property which has the benefit of gas central heating and upvc double glazing provides well presented living accommodation that would benefit from some minor upgrading and comprises entrance hall. large living room, well fitted modern kitchen, ground floor bathroom, landing, 3 good sized bedrooms. Long lawned rear garden. Realistically priced.

Hall
Entrance door, stairs to first floor. Door to

Lounge
Bay window to front, understair cupboard. Door to

Kitchen
Fitted units comprising sink unit, base and wall units, work surfaces, freestanding cooker, window to rear. Door to

Rear lobby
Door to rear garden. Door to

Shower Room
Large walk in shower, wash hand basin, w.c

Landing
Built in cupboard. Doors to

Bedroom 1
Window to front, built in wardrobe

Bedroom 2
Window to rear

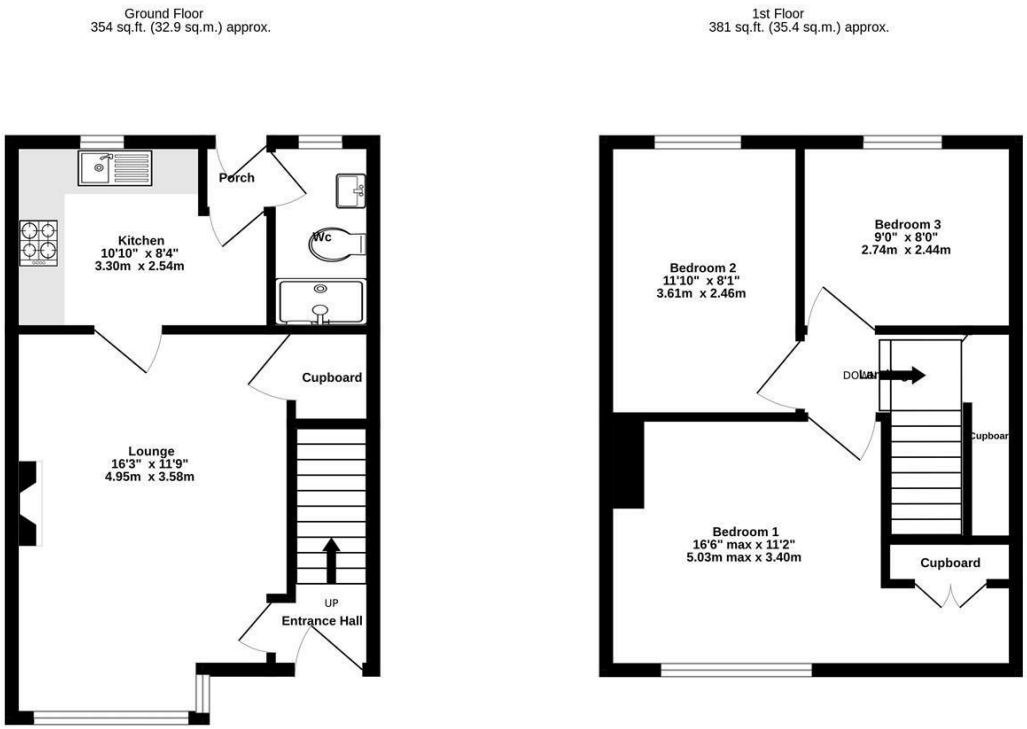
Bedroom 3
Window to rear, wash hand basin

Outside
Lawned front garden with path leading to passageway to rear garden. long lawned rear garden with patio area and boundary fencing.

Agents Note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

FLOOR PLAN



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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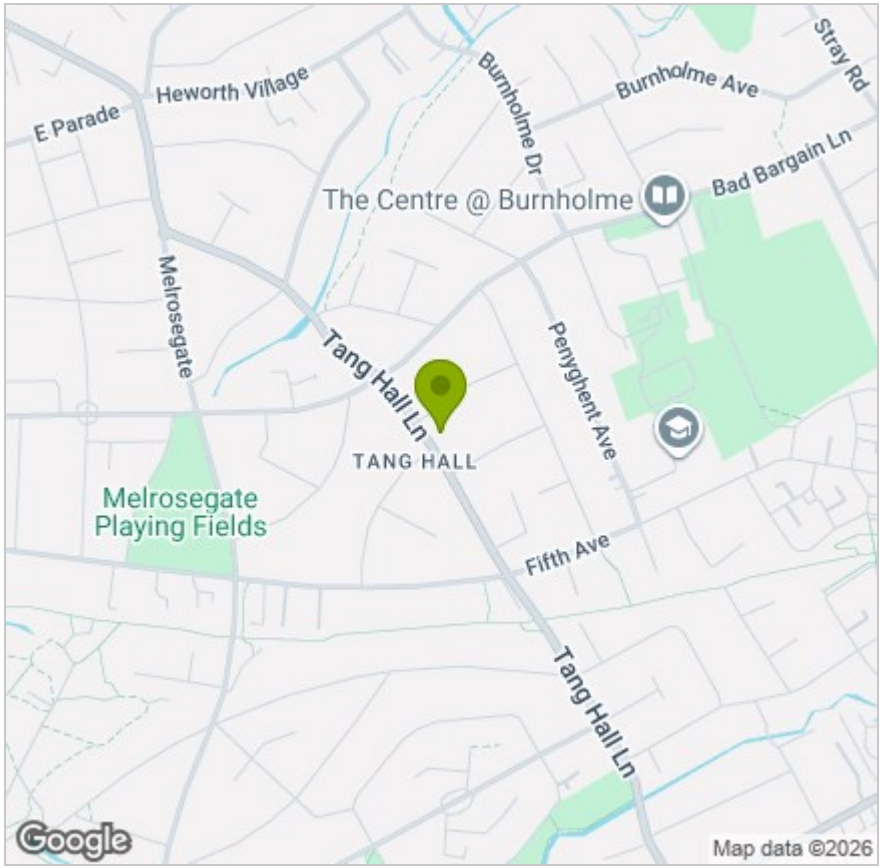
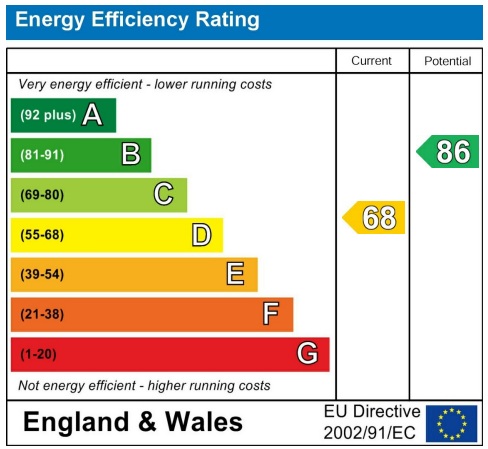
LOCATION



EPC



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