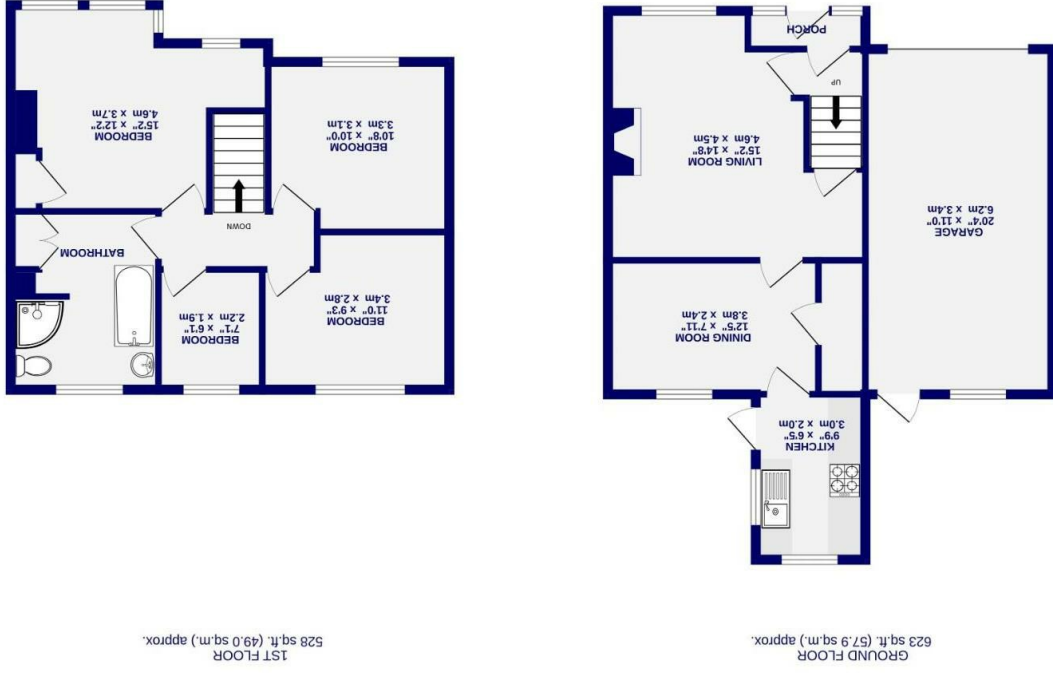


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

Lang Avenue Tang Hall Lane, York YO10 3SB

Freehold
Council Tax Band - C

- Semi Detached Home
- Three Double Bedrooms Plus Further Fourth Bedroom
- Large Family Bathroom
- Sought After Residential Area
- Great Potential
- Ideal Family Home
- No Onward Chain
- Generous Plot
- EPC D



TOTAL FLOOR AREA: 1151 sq ft (106.9 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description, measurements of contents and any other items are approximate. It is advised that the purchaser should verify the accuracy of the description, measurements and any other items and responsibility is taken for any error, omission or mis-statement. The plan is illustrative purposes only and should be used as a guide only. The services, appliances and fixtures shown have not been tested and no guarantee as to their operability. Make with Meters/Code

1ST FLOOR
528 sq ft (49.0 sq m.) approx.

GROUND FLOOR
623 sq ft (57.9 sq m.) approx.



Lang Avenue
Tang Hall Lane, York
YO10 3SB

Offers Over £300,000



Located just off Tang Hall Lane, within easy reach of York city centre, the outer ring road and a wide range of local amenities, this extended semi-detached home occupies a generous plot and presents an excellent opportunity for further development, subject to the necessary planning permissions. Offering driveway parking, a large garage and versatile living space, the property is well suited to a range of buyers looking to put their own stamp on a home.

Internally, the property opens via an entrance porch into a welcoming hallway. To the right, the principal sitting room benefits from large windows that allow natural light to flood the space, creating a bright and comfortable setting and a useful under stairs cupboard. To the rear, a dining room provides an ideal space for entertaining. The kitchen sits beyond, overlooking the garden. To the first floor are three well proportioned double bedrooms and a single bedroom, all accessed from a spacious landing, along with a large house bathroom.

Externally, the property enjoys a substantial plot with driveway parking to the front and a garden that wraps around the home. Enclosed by fenced boundaries, the outdoor space offers lawn, patio areas and vegetable plots, while still offering excellent potential for further landscaping or extension. The property also offers direct access to the Foss Island's path.

Offered with no onward chain, early viewing is highly recommended to appreciate the space, location and potential this home has to offer.

