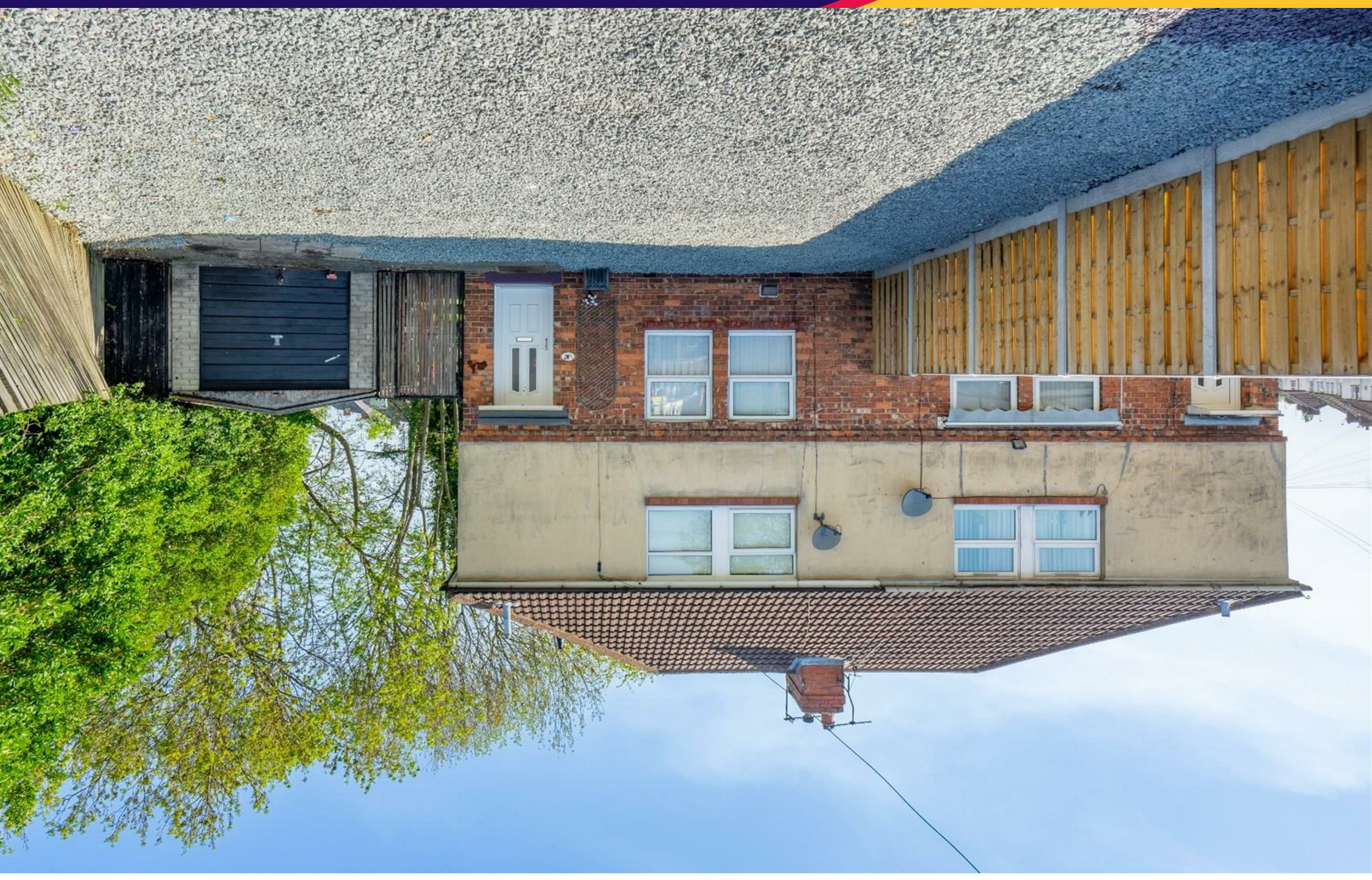
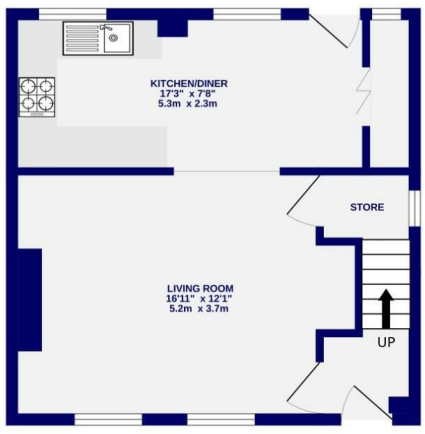


Tang Hall Lane
Tang Hall, York
YO10 3SE

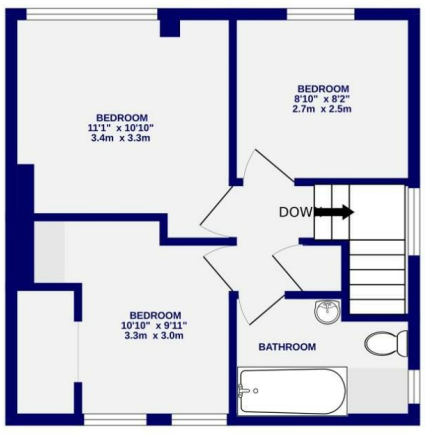
Freehold
Council Tax Band - B

- Ideal First Home
- Potential For Extension (STPP)
- Exceptional Plot
- Ample Driveway Parking
- Three Bedrooms
- Popular Residential Area
- EPC D

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.
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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.

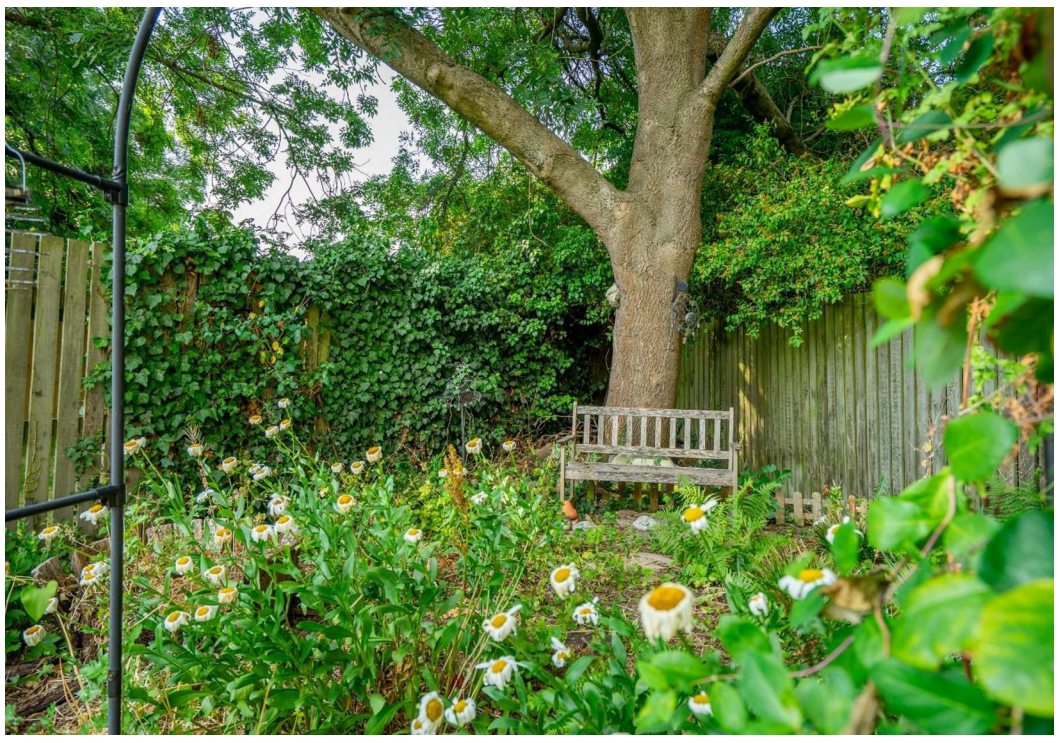
Tang Hall Lane
Tang Hall, York
YO10 3SE

£290,000

3 1

Located in the ever-popular area of Tang Hall, this well-maintained three bedroom semi-detached home occupies a generous plot that is larger than average for properties of this type. Positioned within the catchment of a range of well-regarded local schools and offering excellent potential to extend, subject to planning consent, the property is expected to appeal to a wide range of buyers.

Internally, the property is entered via a welcoming entrance hall which leads through to an open-plan living space, where a large window allows natural light to flow through. To the rear is an open-plan kitchen diner, fitted with a range of wall and base units and offering ample space for dining, alongside the added benefit of a useful utility room. The first floor comprises three well-proportioned bedrooms, served by a three-piece family bathroom.

Externally, the property benefits from a generous rear garden which is larger than average for homes of this type and offers scope for extension or further development, subject to the necessary consents. The garden is mainly laid to lawn and also features a sheltered area ideal for outdoor entertaining, a single garage, and mature trees and planting which provide a good degree of privacy. To the front, there is ample driveway parking for multiple vehicles.

With its sought-after location and generous plot size, early viewing is highly recommended.