



## Langdale Avenue, York £475,000

An extended period three bedroom semi-detached property in stunning condition, situated in a popular location within York only a few minutes drive from the city centre. Thoughtfully extended and upgraded to the highest standard by the current vendors this fabulous family home is not to be missed.



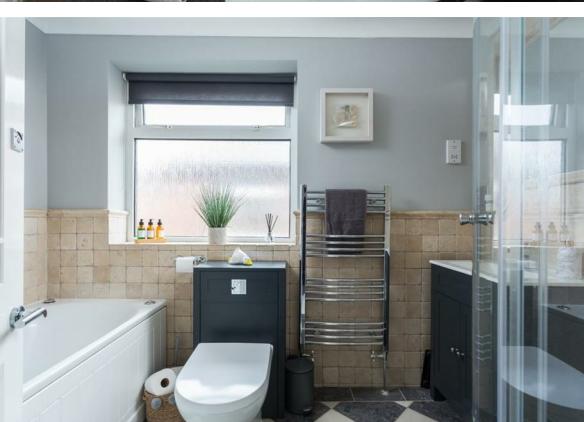
The property is entered via a composite front door into a small entrance hall, with doors leading off to the ground floor accommodation, stairs to first floor and a useful cloak cupboard. To the front elevation is a beautiful principal reception room with large bay window, wood burning stove and solid wood flooring.



The heart of the home is a fabulous kitchen dining extension boasting a kitchen island, a range of wall and base units, integrated appliances, and a smart in ceiling speaker system. The dining area offers a great entertaining space with lantern roof light and patio doors leading out to the garden.



The ground floor is completed by an annex accessed via the kitchen or through its own front door to the driveway. Benefiting from its own kitchen area, wc and a large reception room which could easily be split to add further bedroom accommodation. Offering an ideal space for older children or relatives.



To the first floor are three well proportioned bedrooms and a house bathroom. The master bedroom can be found to the front elevation and has large bay window as well as an elegant range of built in wooden furniture. Bedroom two is another well proportioned double room to the rear elevation with bedroom three a small double or large single completing the bedroom accommodation. The house bathroom is beautifully presented and briefly comprises a walk in waterfall shower, panelled bath, wash basin with vanity unit, low flush wc and heated towel rail.



To the outside the property offers a stunning landscaped rear garden with a range of decked and patio areas, making it an ideal entertaining space for those warm summer days. To the front of the property is ample driveway offering parking for two to three cars.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

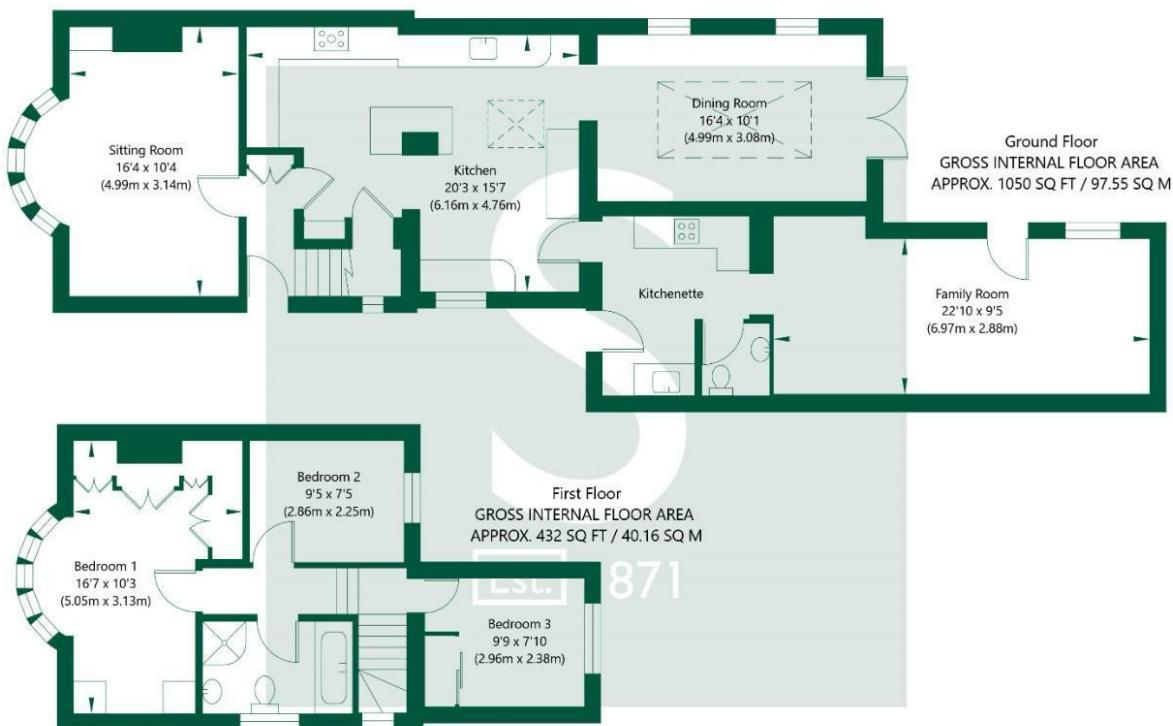
EPC Rating: C

Council Tax: B - City of York

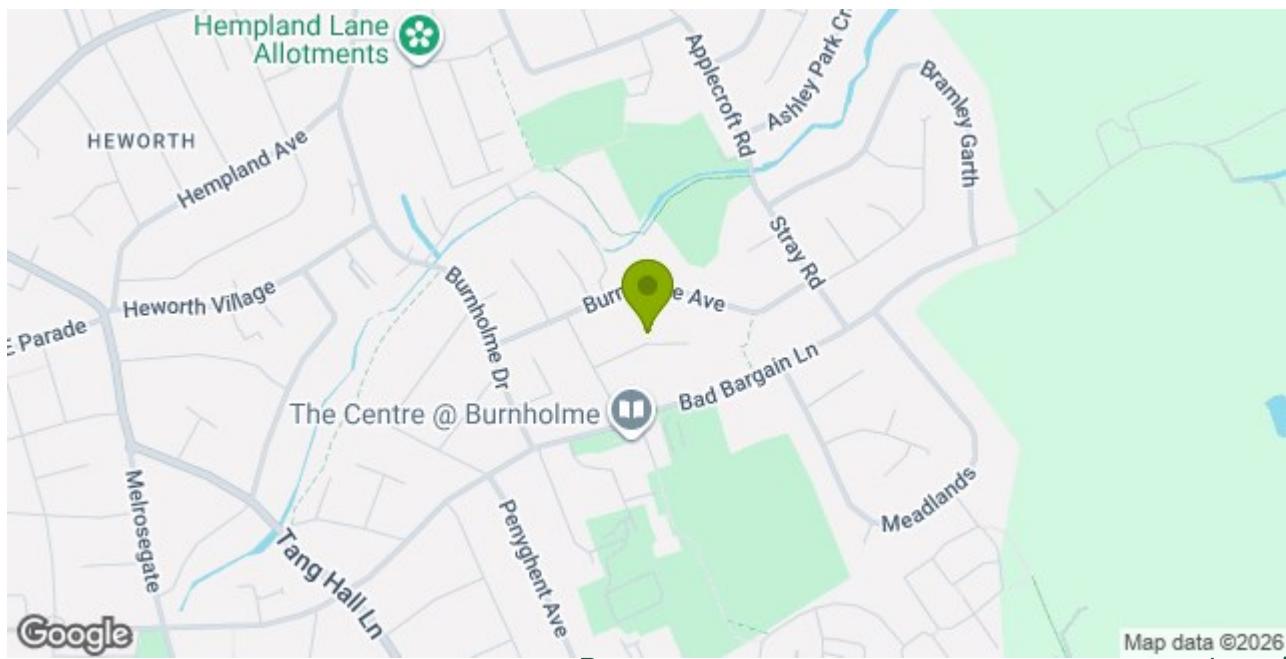
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1482 SQ FT / 137.71 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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