



7 Langholme Drive  
York, YO26 6AH

Guide Price £285,000



**HIGHLY REGARDED CUL-DE-SAC LOCATION!** We as agents are delighted to have the opportunity to present to the market this bright and spacious traditional semi-detached family home nestled in a quiet and desirable location off Boroughbridge road, being close to an array of local amenities as well as being easy access into the city centre and the by pass. The property has been beautifully maintained by the current owner and the stylish living accommodation briefly comprises: Entrance vestibule, living room with bay to front offering plenty of natural light, dining kitchen overlooking the rear garden. Carpeted stairs that lead to the first floor landing and two double bedrooms, family bathroom completes the internal accommodation. Externally the property is a rear garden being 100ft long mainly laid to lawn and a patio area. Whilst to the front is a low maintenance paved front garden with some mature shrubbery and a driveway leading to a detached brick built garage and utility space.

An early viewing is highly recommended on this popular style and location of property!

### **Entrance vestibule**

### **Living Room**

15'2" x 11'6" (4.63m x 3.51m)

### **Kitchen/Diner**

14'6" x 6'11" (4.42m x 2.13m)

### **W.C**

6'2" x 3'2" (1.88m x 0.98m)

### **1s Floor Landing**

### **Bedroom 1**

12'7" x 11'6" (3.84m x 3.52m)

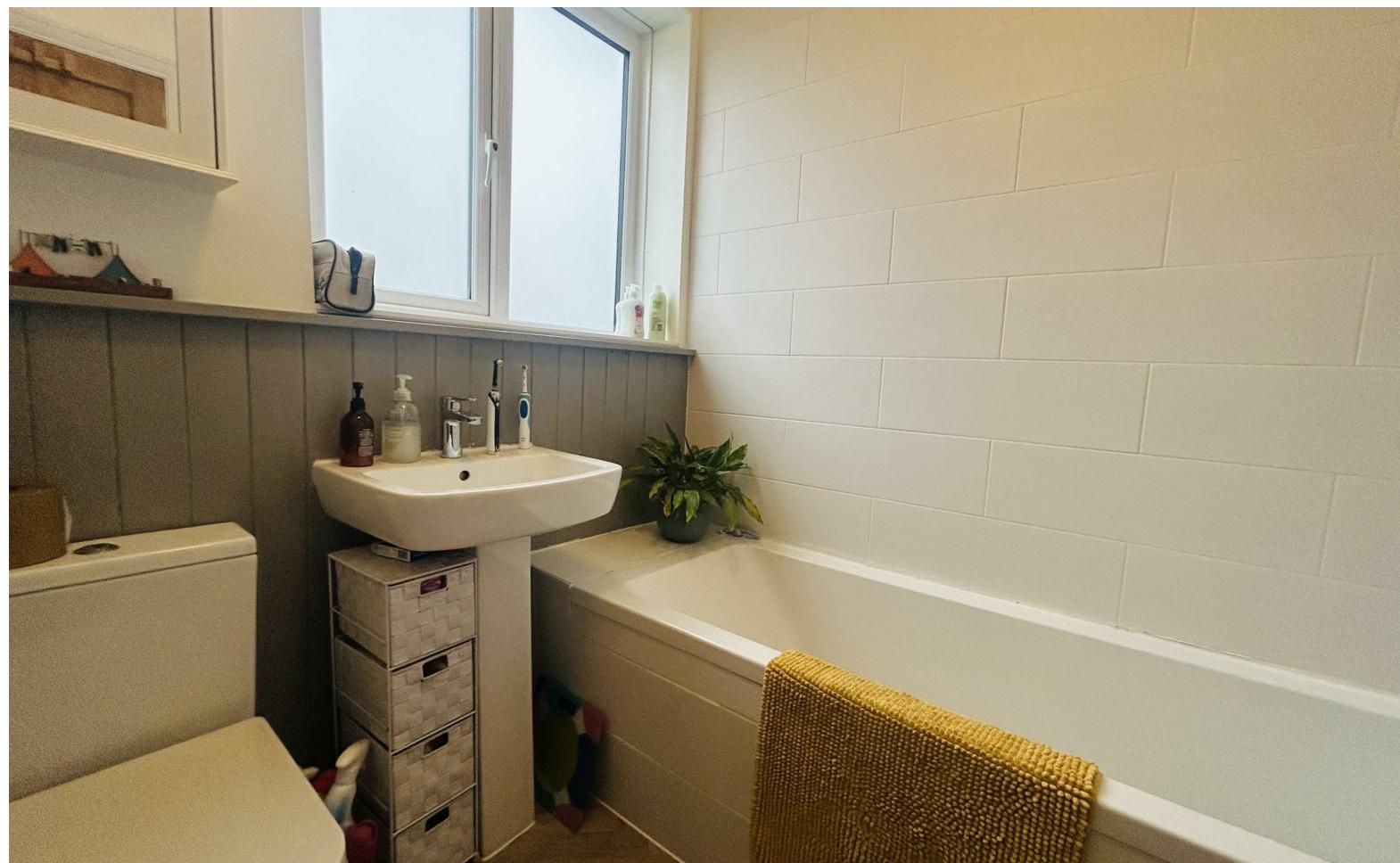
### **Bedroom 2**

9'6" x 8'3" (2.92m x 2.54m)

### **Bathroom**

6'10" x 6'2" (2.10m x 1.88m)



**Garage**

17'7" x 10'0" (5.37m x 3.07m)

**Utility Room**

10'0" x 8'8" (3.07m x 2.65m)

**Shed**

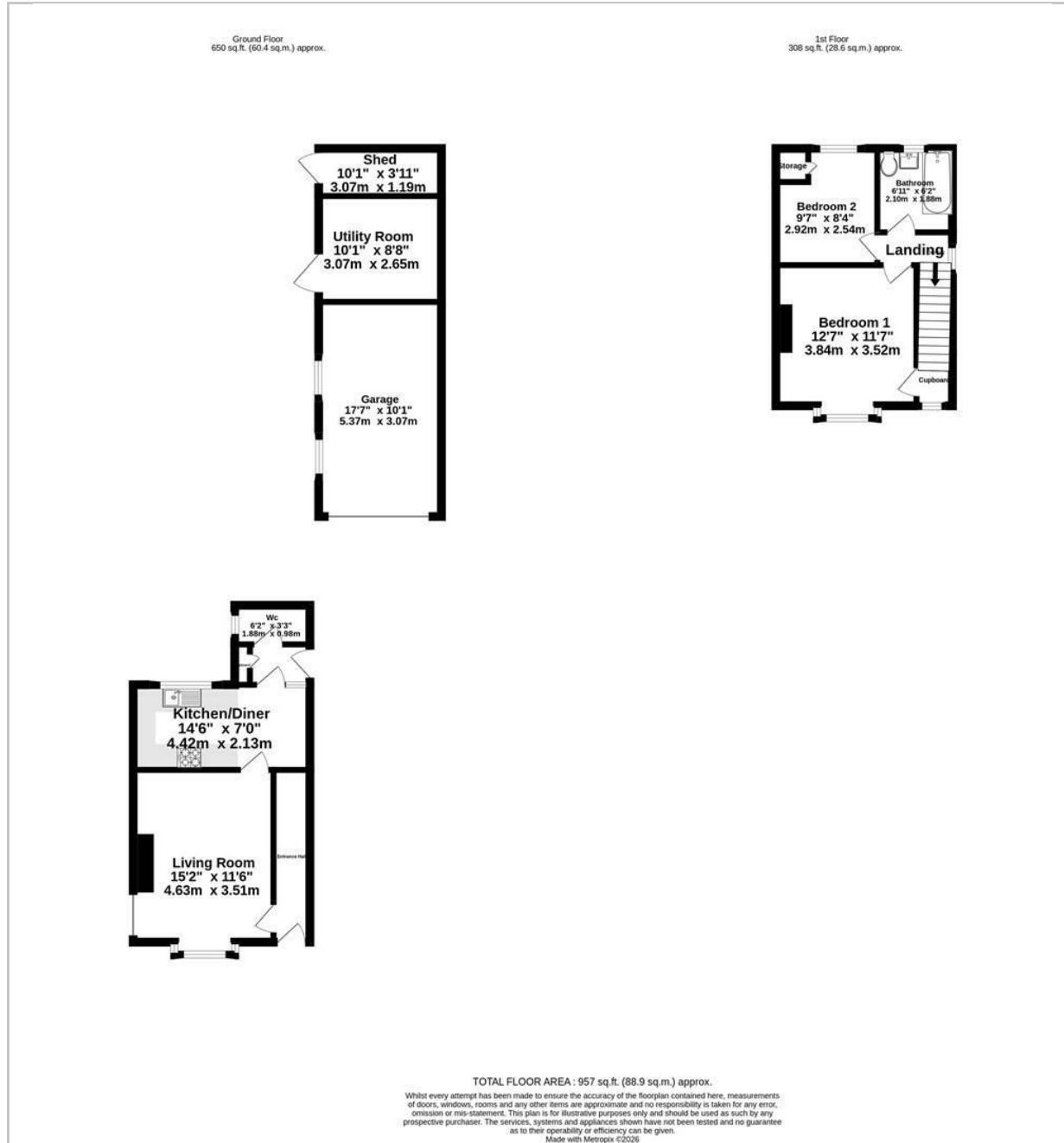
10'0" x 3'10" (3.07m x 1.19m)

**Agents Notes**

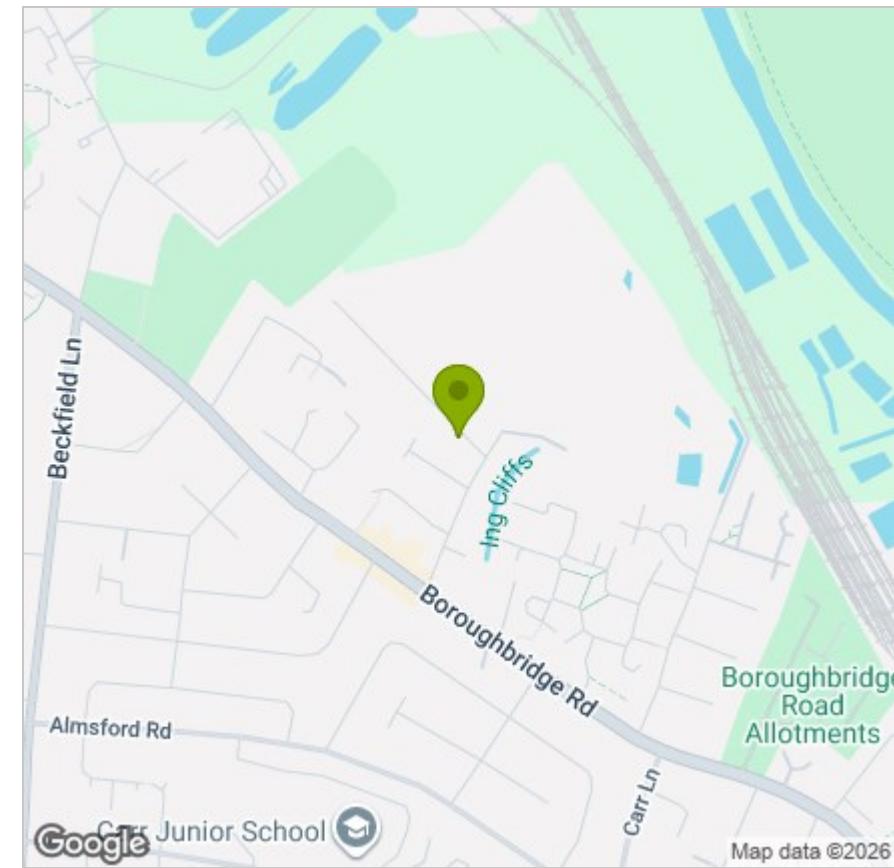
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## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		69
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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