




7 Langholme Drive  
York, YO26 6AH  
Guide Price £285,000

 2  1  1  c

**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)

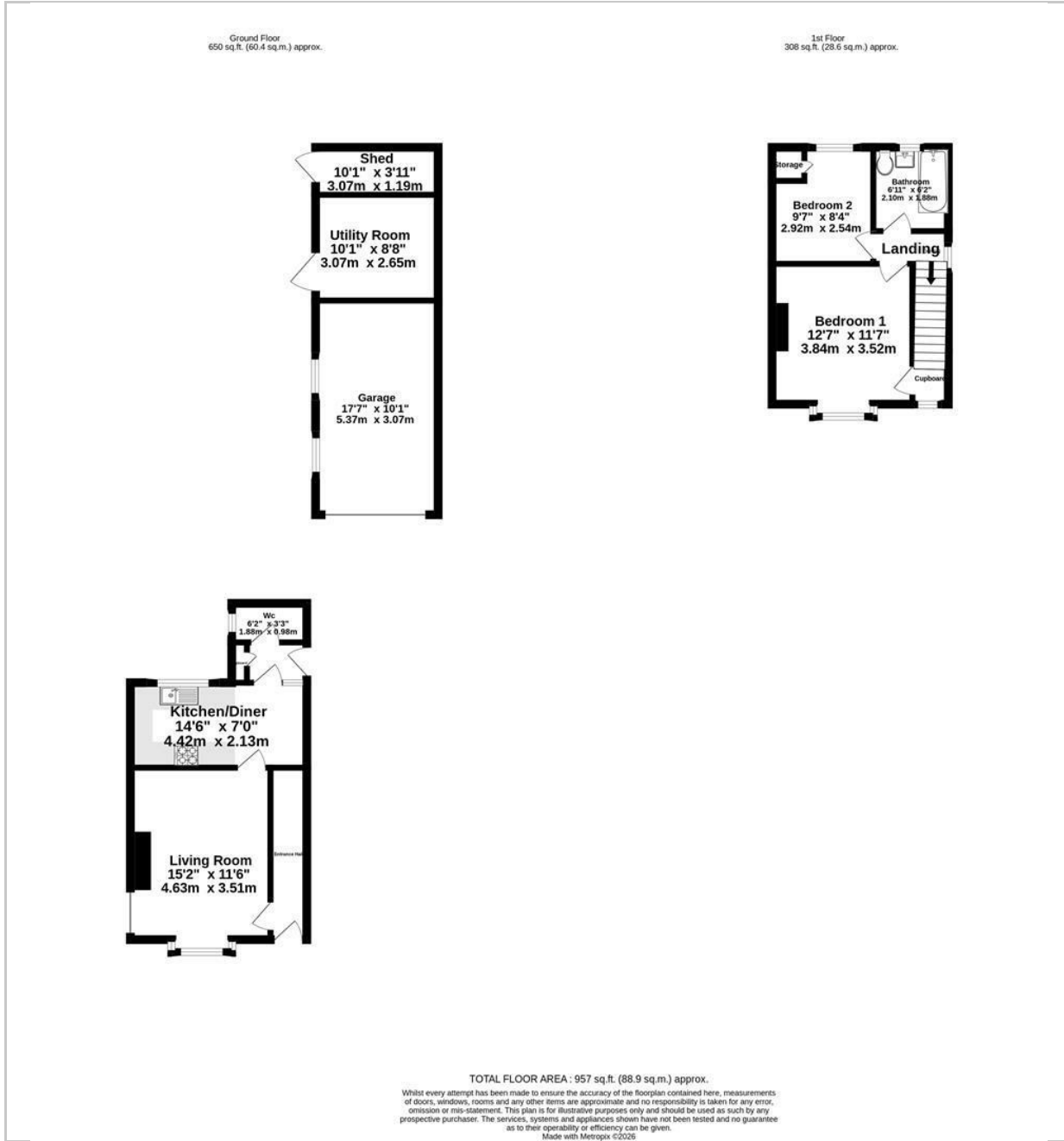
**Shed**  
10'0" x 3'10" (3.07m x 1.19m)

**Agents Notes**

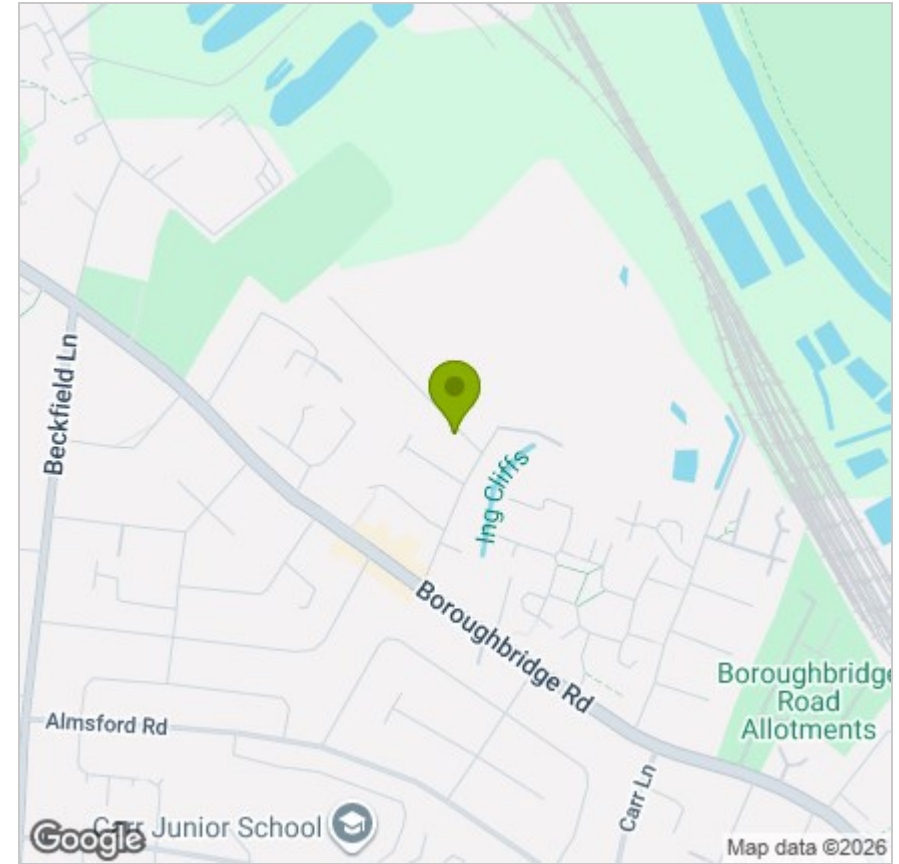
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch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



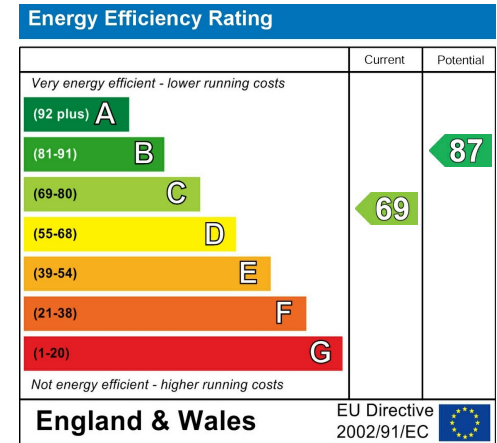
# FLOOR PLAN



# LOCATION



## EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.