

horton knights of doncaster

102 Tang Hall Lane, York, Yorkshire, YO31 0TG

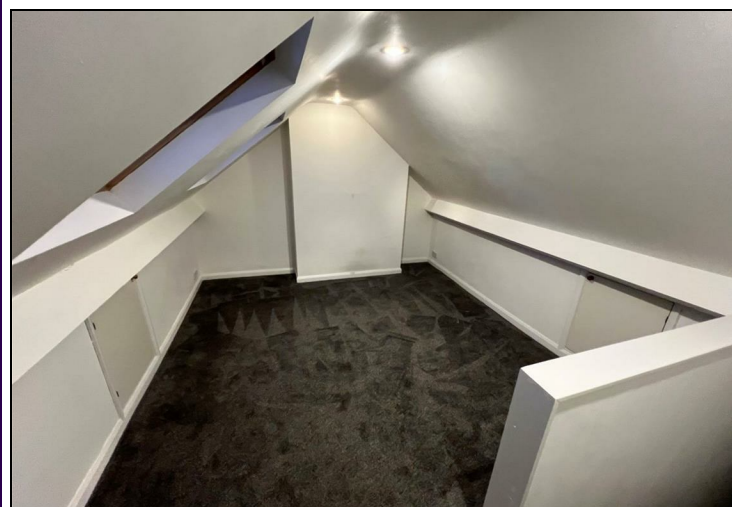
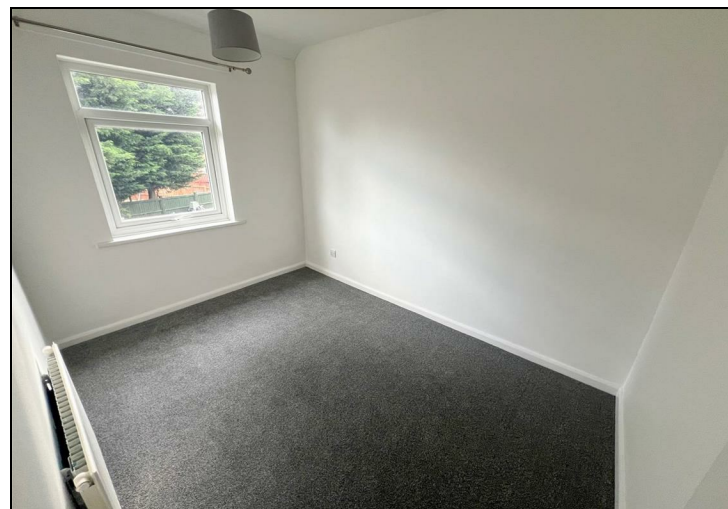
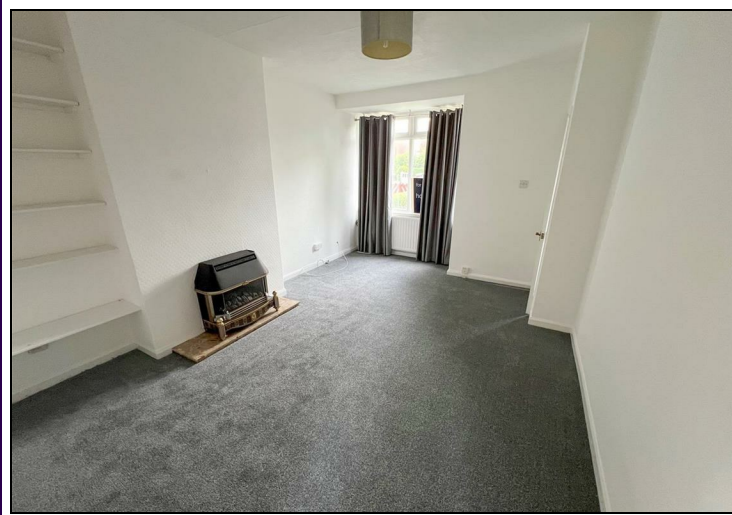


*** GUIDE PRICE £210,000 - £220,000 ***

WELL PROPORTIONED TWO BED MID TOWN HOUSE/ FITTED KITCHEN WITH INTEGRATED APPLIANCES/ TWO DOUBLE BEDROOMS/ THREE PIECE HOUSE BATHROOM/ WELL REGARDED LOCATION/ NO ONWARDS CHAIN//

The property has pvc double glazing throughout, a gas central heating system and comprises; Entrance Hall, lounge, dining kitchen with a range of integrated appliances, first floor landing, 2 double bedrooms, a good sized house bathroom with a white suite and a fixed staircase leading to the loft space perfect for additional storage space. Outside to the front is an open plan garden/ driveway, whilst to the rear a paved patio area leads onto a shaped lawn. Well placed with great access to a range of amenities including York city centre, York University and the A64 motorway. Viewing is essential to fully appreciate the location of the property on offer.

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ACCOMMODATION

A pvc double glazed entrance door gives access into the property's entrance hall.

ENTRANCE HALL

With stairs rising to the first floor accommodation, a double panel radiator and a door leading into the lounge.

LOUNGE

4.88m into bay x 3.48m (16'0" into bay x 11'5")

The lounge is a good sized space, with a square pvc double glazed bay window to the front, a central heating radiator, a living flame gas fire set onto a raised marble hearth with back boiler, shelving to the left hand alcove and a large walk in understairs storage cupboard.

DINING KITCHEN

4.47m x 2.41m (14'8" x 7'11")

Fitted with a range of maple effect wall mounted cupboards and base units with a granite style rolled edge work surface incorporating a single bowl stainless steel sink with a chrome mixer tap and tiled splashbacks. There is a brushed stainless steel integrated electric fan oven with matching four ring gas hob and brushed stainless steel extractor hood above, an integrated fridge and freezer, washing machine and a dishwasher. There is a double panel central heating radiator, a pvc double glazed window to the rear, pvc double glazed french style doors opening into the rear garden, ceramic tiled floor and space for a table and chairs.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

Doors lead off from the landing to the remaining accommodation.

BEDROOM 1

3.48m x 3.25m (11'5" x 10'8")

A large double bedroom, with a pvc double glazed window to the front and a central heating radiator.

BEDROOM 2

3.38m x 2.39m (11'1" x 7'10")

Another good size double bedroom, having a pvc double glazed window enjoy the view to the rear and a central heating radiator.

HOUSE BATHROOM

Fitted with a three piece white suite comprising of a low flush w/c, pedestal wash hand basin, and a panelled bath, all finished with chrome effect fittings. There is a wall mounted electric shower with tiling to the bathing and splashback areas, a slate grey tiled effect vinyl floor covering, built in airing cupboard with central heating controls and hot water cylinder, a pvc double glazed window to the rear and a central heating radiator.

A door from the landing gives access to a fixed staircase which leads up to the loft.

LOFT SPACE

5.05m max x 3.33m (16'7" max x 10'11")

The loft has two double glazed velux style windows to the rear, built in storage cupboards to the eaves, and a further full height built in wardrobe. An ideal space for studying/ games.

OUTSIDE

To the front of the property there is an open plan garden/driveway. The majority is paved which provides suitable standing for a single vehicle. A concrete access pathway leads to the front entrance door and gives access to the shared passage way which leads on to the timber gate and into the rear garden.

REAR GARDEN

The rear garden is a nice size and has a good sized paved patio area leading to a shaped lawn. There are two brick built storage sheds, and concrete posts and timber fencing to the outer boundary. There is also an external water tap and security light.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing throughout.

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is Band B.

BROADBAND - Ultrafast broadband is available, with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available via EE, Three, 02 and Vodafone.

ADDITIONAL NOTES - Please note, the seller is a 'connected person' under the terms of the Estate Agency Act 1979. If you require any further information, please contact the selling agent.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

