

N A I S H

ESTATE AGENTS



YORK
EST. 1939



21 Lang Road

Bishopthorpe, York, YO23 2QJ

Beautifully maintained four double bedroom semi-detached home on the highly sought-after Lang Road in Bishopthorpe. Offering spacious and versatile family living with a stunning open-plan kitchen diner, multiple reception rooms and a gorgeous south-facing garden. Ideally positioned in the heart of this popular village close to excellent local amenities and York city centre.

Offers In The Region Of £725,000

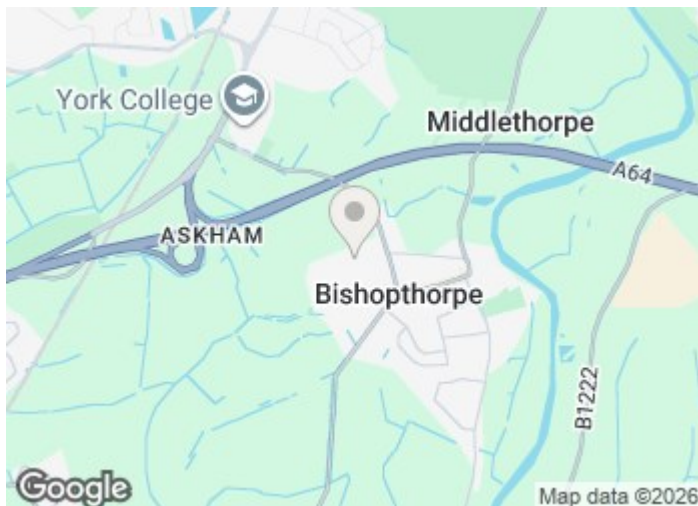
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- Highly desirable tree-lined Lang Road location
- Spacious lounge with stunning fireplace
- Granite worktops, breakfast island and integrated appliances
- Fully enclosed south-facing rear garden with further extension potential
- Large four double bedroom semi-detached home
- Versatile second reception room/home office/playroom
- Separate utility room, shower room and additional WC
- Beautifully maintained throughout
- Open-plan kitchen diner with bi-folding doors
- Converted loft creating impressive fourth double bedroom

Offer Procedure

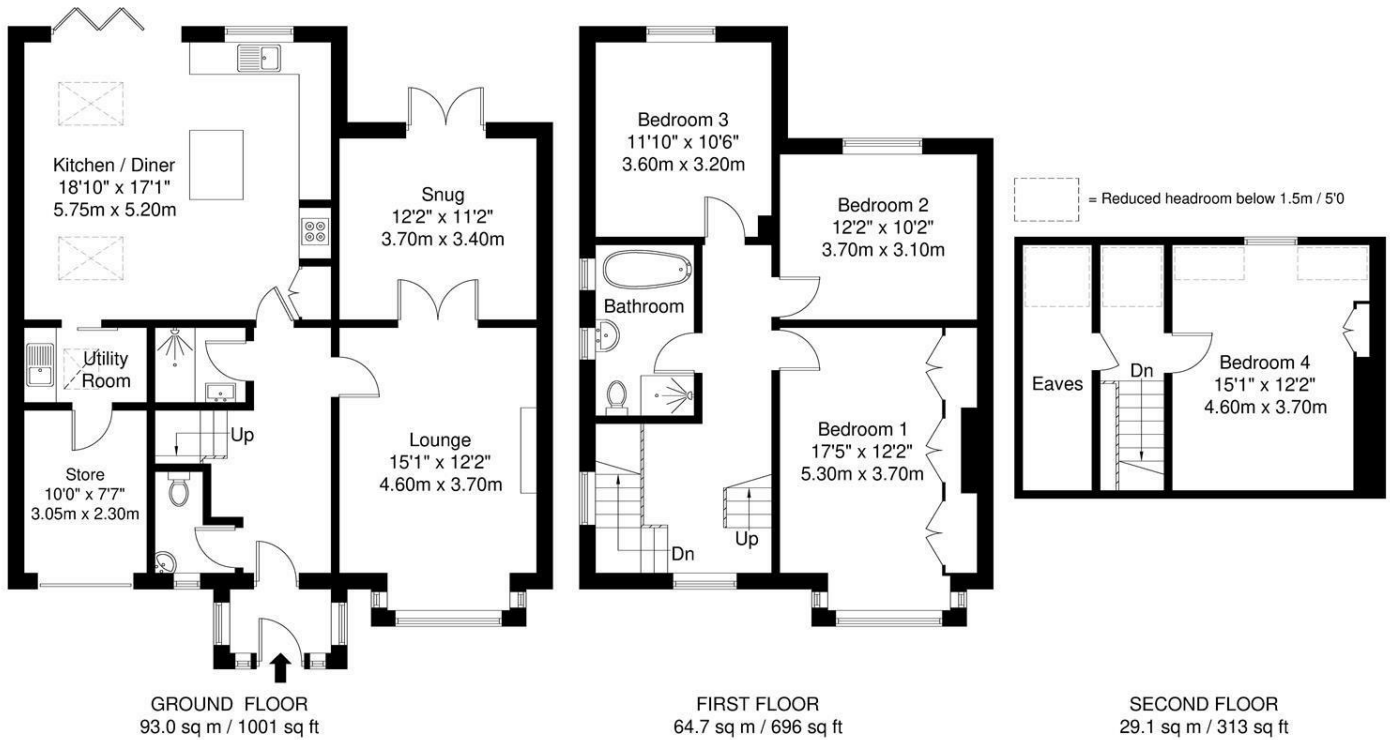


Directions



Floor Plan

21 Lang Road



APPROXIMATE GROSS INTERNAL AREA = 186.8 sq m / 2010 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	