



ABOUT THE PROPERTY

Clubleys City is delighted to present this stunning, traditional 1930s semi-detached home on Beckfield Lane—one of the area's most sought-after, tree-lined streets. Boasting a rear extension and a loft conversion, this beautifully updated home perfectly balances classic charm with modern living.

Upon entering through the elegant stained glass front door, you are welcomed into a spacious entrance hall with a solid wood floor, leading to a convenient downstairs WC. To the front, a cosy yet stylish sitting room features a bay window, offering a perfect retreat. The heart of the home is the expansive open-plan living kitchen, designed for both family life and entertaining. This impressive space includes high-quality integral appliances, sleek granite worktops, a generous breakfast bar, and stunning bi-folding doors that seamlessly connect the indoors to the garden. A separate utility room provides additional practicality, leading to the store/garage.

Upstairs, the first floor hosts two well-proportioned double bedrooms, a comfortable single bedroom, and a beautifully modern family bathroom, complete with a freestanding bath and a separate walk-in shower. A further staircase leads to the loft conversion, offering an additional spacious bedroom filled with natural light.

Externally, the property features ample off-road parking at the front, while the fully enclosed rear garden is a true highlight—boasting a fabulous patio area, ideal for outdoor dining, and a well-maintained lawn, perfect for families and relaxation.

This exceptional home offers space, style and an enviable location—early viewing is highly recommended!





THE ACCOMMODATION COMPRISES:-**GROUND FLOOR****ENTRANCE HALL**

4.08 x 2.28 (13'4" x 7'5")

Front entrance door.

Solid wood flooring, double radiator, stairs to first floor.

WC

1.16 x 0.90 (3'9" x 2'11")

Low flush WC and wash hand basin set in vanity unit.

SITTING ROOM

3.63 + bay x 3.33 (11'10" + bay x 10'11")

Window to front.

Electric fire set in modern surround, radiator.

OPEN PLAN LIVING KITCHEN

7.84 x 7.18 max narrowing to 6.13 (25'8" x 23'6" max narrowing to 20'1")

Bi folding doors to rear and additional door and window.

Kitchen fitted with a range of wall and base units comprising of integral appliances to include double eye level oven, electric hob with extractor fan over, space for American style fridge freezer, sink unit, granite work surfaces and breakfast bar. 3x radiators and solid wood flooring.

UTILITY

2.13 x 1.81 (6'11" x 5'11")

Wall and base units, space for washing machine and tumble dryer, wall mounted gas fired central heating boiler. Door to:-

GARAGE/STORE

2.82 x 2.32 (9'3" x 7'7")

Doors to front.

Under stairs cupboard - utilities and storage. Power and light.

FIRST FLOOR**LANDING**

Window to side, stairs to second floor.

BEDROOM ONE

3.61m + bay x 3.33m (11'10" + bay x 10'11")

Window to front.

Fitted wardrobes and radiator.

BEDROOM TWO

3.64 x 3.19 (11'11" x 10'5")

Window to rear.

Fitted cupboard and radiator.

BEDROOM FOUR

2.42 x 2.10 (7'11" x 6'10")

Window to front.

Radiator.

FAMILY BATHROOM

2.71 x 2.17 (8'10" x 7'1")

Window to rear.

Suite comprising freestanding bath with mixer tap, walk in shower with waterfall head, wash hand basin set in vanity unit and low flush WC. Tiled flooring, part tiled walls, heated towel rail and extractor fan.

SECOND FLOOR

Window to side.

BEDROOM THREE

3.62 x 3.09 min (11'10" x 10'1" min)

Velux window to rear.

Eaves storage, built in wardrobe and radiator.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, drainage and electricity.

APPLIANCES

None of the appliances have been tested by the agent.

TENURE & COUNCIL TAX BANDING

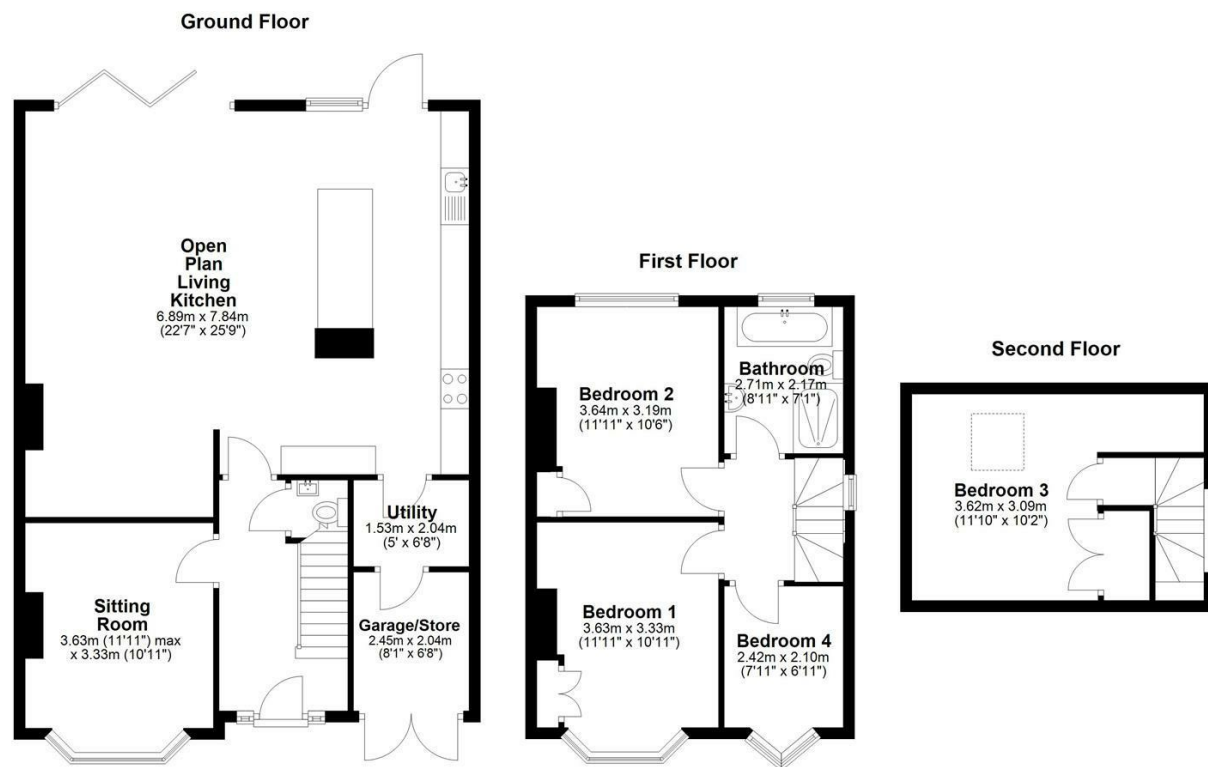
The property is freehold.

Council Tax - City of York Council. Band C.

BROADBANDFor broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>**MOBILE**For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>**REFERRAL FEES**

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.





AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.