





## ABOUT THE PROPERTY

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Located just west of York, in a sought-after residential area off Beckfield Lane, we are delighted to present this well-proportioned chain-free three-bedroom semi-detached home. This charming property offers a wonderful balance of space, comfort, and convenience, making it an ideal choice for families, first-time buyers, or investors alike.

The accommodation briefly comprises a welcoming porch leading into a bright entrance hall, two generously sized reception rooms, and a conservatory that provides an excellent space for relaxation while overlooking the garden. The well-appointed kitchen offers ample storage and workspace. Upstairs, you will find three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a neatly maintained front garden and a driveway providing off-street parking, leading to a garage. To the rear, there is a private, enclosed garden predominantly laid to lawn, complete with a patio seating area—perfect for outdoor dining and entertaining. A useful garden shed provides additional storage.

This delightful home is chain free and well-positioned for easy access to local amenities, transport links, and excellent schools. Early viewing is highly recommended to fully appreciate all this property has to offer.







**THE ACCOMMODATION COMPRISES:-****PORCH**

Front entrance door. Door to:-

**ENTRANCE HALL**

Front entrance door.  
Stairs to first floor, radiator.

**KITCHEN**

3.32 x 2.26 (10'10" x 7'4")  
Window to rear.  
Wall and base units, integral oven with hob and extractor fan over, integral microwave, washer dryer and fridge. 1 1/2 bowl sink unit.

**GARAGE**

6.04 x 2.19 (19'9" x 7'2")  
Up and over door to front, timber doors to rear.  
Power.

**SITTING ROOM**

3.60 x 3.47 (11'9" x 11'4")  
Bay window to front.  
Radiators. Folding doors to:-

**DINING ROOM**

3.52 x 3.36 (11'6" x 11'0")  
French doors to rear.  
Radiator.

**CONSERVATORY**

4.11 x 2.80 (13'5" x 9'2")  
Windows to side and rear elevations.  
Radiator.

**LANDING**

Window to side.

**BATHROOM**

2.54 x 2.24 (8'3" x 7'4")  
Windows to side and rear.  
Suite comprising panelled bath with shower attachment, wash hand basin and low flush WC.  
Ladder style radiator, cupboard housing gas fired central heating boiler.

**BEDROOM ONE**

3.52 x 3.43 (11'6" x 11'3")  
Bay window to front.  
Radiator.

**BEDROOM TWO**

3.54 x 3.35 (11'7" x 10'11")  
Window to rear.  
Radiator.

**BEDROOM THREE**

2.24 x 2.12 (7'4" x 6'11")  
Window to rear.  
Radiator.

**ADDITIONAL INFORMATION****SERVICES**

Mains Gas, Water, Electricity and Drainage.  
Telephone connection subject to renewal by British Telecom.

**APPLIANCES**

None of the appliances have been tested by the Agent.

**BROADBAND**

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

**MOBILE**

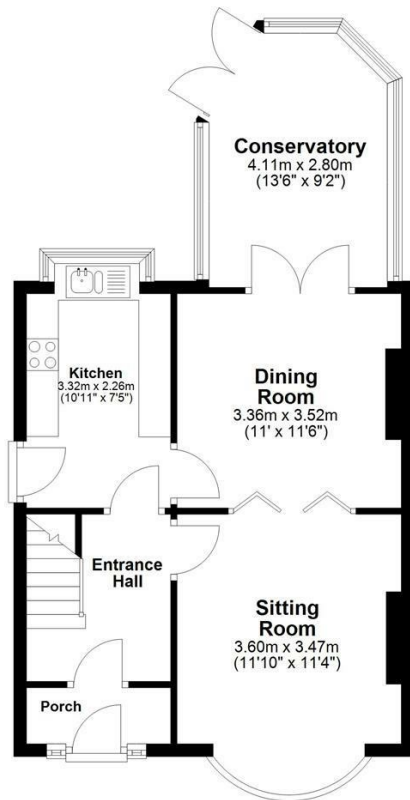
For mobile coverage, prospective occupants are advised to check the Ofcom website:-  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**REFERRAL FEES**

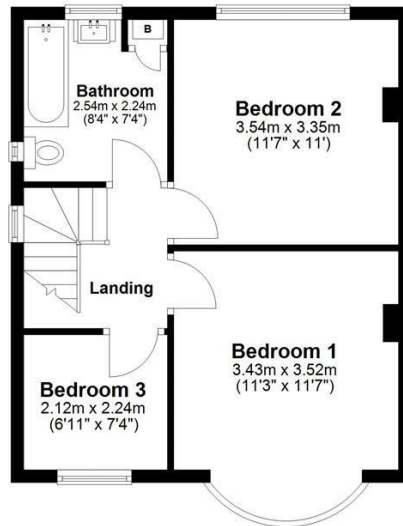
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.



## Ground Floor



## First Floor



Total area: approx. 95.0 sq. metres (1022.9 sq. feet)

### 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](mailto: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 (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.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. Holmefield 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.

**CLUBLEYS**  
City

8 The Square, Stamford Bridge, York,  
YO41 1AF  
01904 202544  
[york@clubleys.com](mailto:york@clubleys.com)  
[clubleys.com/city](http://clubleys.com/city)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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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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.