



Beckfield Lane, , York, YO26 5RH

- SPLIT INTO TWO RENTAL PROPERTIES
- WELL PRESENTED
- GENEROUS PLOT
- EPC RATING D
- MODERN KITCHENS
- OFF STREET PARKING
- COUNCIL TAX BAND B

£425,000



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DESCRIPTION

A detached bungalow which has been converted to create two, self-contained two bedroom properties which are currently tenanted. The first property is located entirely on the ground floor with private access to the rear. Upon entering you have an entrance hall with two double bedrooms off and the bathroom with sink, W.C and bath with shower over. The remainder of this property is made up of the open plan kitchen living space with modern base and wall units, space and plumbing for free standing appliances and patio doors leading out to a seating area, the living space is filled with natural light from a large bay window.

The second property is accessed via a private entrance leading to a hallway. There is a double, ground floor bedroom and a generous living room with bay window. The modern kitchen features a range of base and wall units with integrated oven and space for free standing appliances.

To the first floor you have a further double bedroom, bathroom with sink, W.C, bath and separate shower cubicle. There is also a useful walk in storage space.

Externally the property sits on a generous plot, there is off street parking for multiple vehicles as well as a large lawned area. The space offers potential for the addition of a further dwelling subject to necessary permissions.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 165.2 sq.m. (1,778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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