



## Beaufort Close, York £280,000

This well presented two double bedroom semi-detached home is situated in the popular suburb of Heslington, and is conveniently placed with close proximity to the University Of York and The York Science Park. Offered with the benefit of no onward chain.



The property is accessed via a garden path through a glazed composite front door into a useful porch area.

Heading into the main reception room there is a feature woodburner effect electric fireplace with limestone surround, a handy under the stairs cupboard and a large double glazed window to the front, flooding the room with natural light.



At the rear elevation of this home is the kitchen diner, with a set of French doors leading onto the private rear garden. There is a range of wall and base units, with a built in Hotpoint electric oven with hob and extractor fan over, a freestanding washing machine and space for a fridge freezer, finished with a stainless steel sink with mixer tap over, and tiled splashback.

Ascending to the first floor you have two double bedrooms and the house bathroom. The main bedroom has the benefit of two built in wardrobes and a separate storage cupboard.



Completing the internal accommodation is the newly fitted bathroom suite, briefly comprising of a low flush W/C, ceramic sink with vanity unit, panelled bath with waterfall shower head, and a heated towel rail.

Externally, the property benefits from a detached single garage, and driveway offering off street parking for multiple cars. The rear garden is a low maintenance space, mainly paved with a gravelled area and raised railway sleepers.



Situated on Beaufort Close, a quiet cul-de-sac, this home also benefits from newly fitted carpets and has been recently redecorated and is offered with the benefit of no forward chain.

Tenure: Freehold

Services: All mains services connected

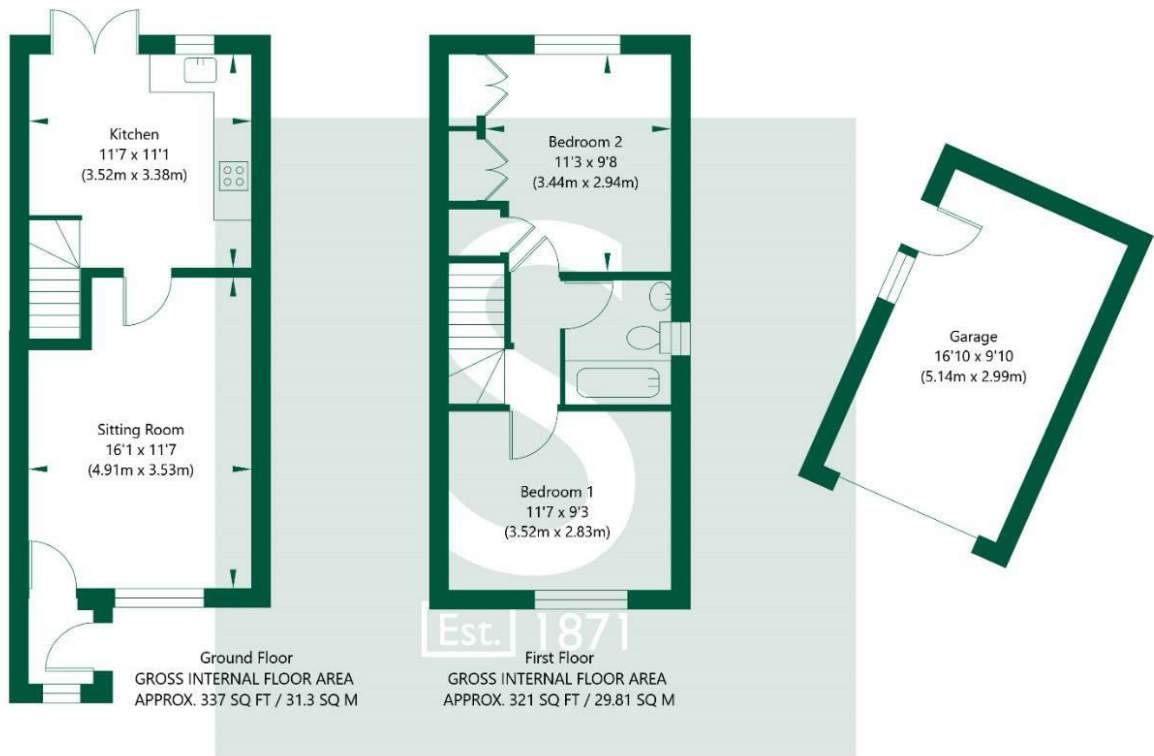
EPC Rating: D

Council Tax: C - City of York

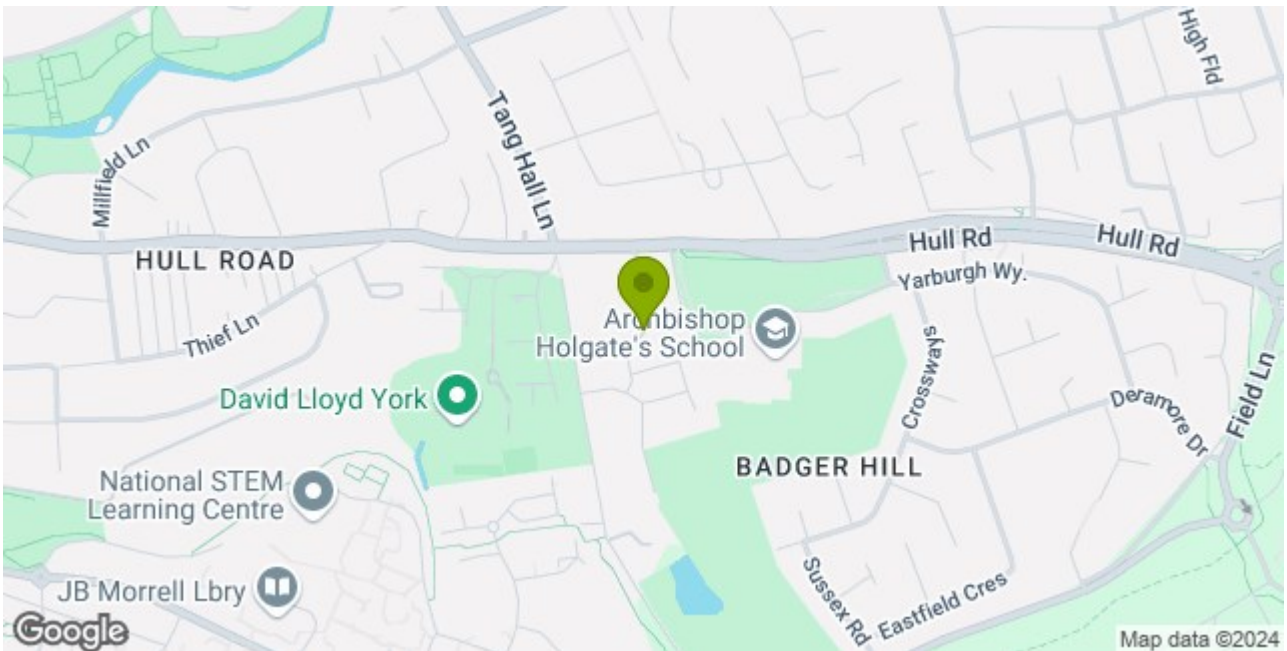
Viewings: Strictly via the selling agent



Beaufort Close, York, YO10 3LS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 658 SQ FT / 61.11 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
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- J C Drewniak BA (Hons)

**Associates**

N Lawrence

