



Beckfield Lane, York YO26 5PH

welcome to

Beckfield Lane, York

A beautifully presented, three bedroom home situated within the popular residential area of Acomb, 3 miles west of the city centre. The property boasts spacious interiors, well presented gardens and a short distance to a choice of shops and eateries.



Entrance Hall

The entrance hall has a radiator, a window to the side and the stairs up to the first floor.

Lounge

13' 10" into bay x 11' (4.22m into bay x 3.35m)
A good size lounge with carpeted floors, a bay window to the front of the home, a radiator and a fireplace.

Dining Kitchen

15' 9" max x 13' 11" max (4.80m max x 4.24m max)
A newly fitted kitchen with wall/base units, an oven, a gas hob, a cooker hood, an integrated dishwasher, built in storage, plumbing for a washing machine, space for a fridge/freezer, a radiator, a window to the rear, and patio doors on to the garden.

Landing

A carpeted landing with a window to the side and the loft access.

Bedroom One

14' 3" x 10' 11" (4.34m x 3.33m)
The first double bedroom has carpeted floors, a radiator and a window to the front of the property.

Bedroom Two

12' 4" x 11' into recess (3.76m x 3.35m into recess)
The second double bedroom has carpeted floors, a radiator and a window to the rear of the home.

Bedroom Three

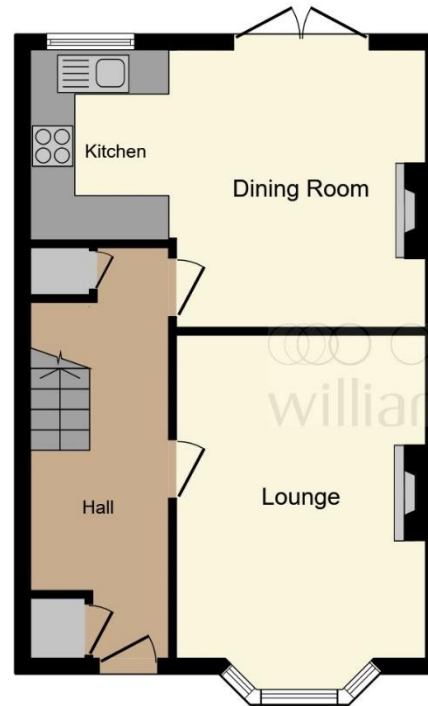
10' 9" into access x 6' 1" (3.28m into access x 1.85m)
The third bedroom has carpeted floors, a radiator and a window to the side of the home.

Bathroom

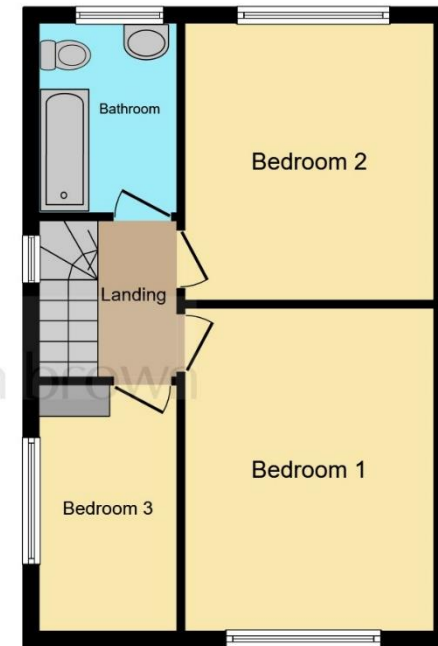
The family bathroom has a w.c, a wash hand basin, a bath tub with a shower over, a towel radiator, an extractor fan and a window to the rear,

Exterior

The front of the home has a driveway and gravel area for additional off street parking. Around to the rear there is a good size, lawn garden with a patio area, raised decking, a pond as well as fence to the sides and to the rear.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Beckfield Lane, York

- A SPACIOUS AND WELL PRESENTED THREE BEDROOM HOME
- SHORT DISTANCE TO A CHOICE OF LOCAL SHOPS AND AMENITIES
- A LOVELY DINING KITCHEN WITH NEWLY FITTED UNITS
- AMPLE OFF STREET PARKING
- REAR GARDEN WITH RAISED DECKING AND A POND

Tenure: Freehold EPC Rating: C

offers over

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108675 - 0005

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