

Beckfield House,
Skirpenbeck, YO41 1HD
£650,000



ABOUT THE PROPERTY

Welcome to Beckfield House, situated in the village of Skirpenbeck just 2 miles north-west of Stamford Bridge and 11 miles from the City of York.

This detached property boasts a wonderful array of accommodation making an ideal home for a growing family or those who love to entertain guests. There are two large reception rooms with cosy log burners and a fitted kitchen featuring modern appliances and plenty of storage space for your culinary needs. The bedrooms are generously sized, providing a comfortable retreat at the end of a long day, with the master bedroom benefitting from an en suite.

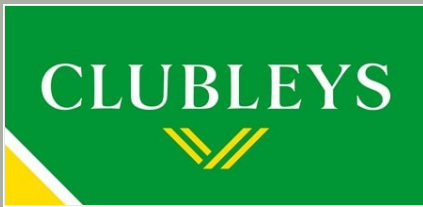
Outside, the property offers a large garden with plenty of scope for keen gardeners and is equally perfect for enjoying the fresh country air and hosting summer barbecues with family and friends.

There's also a detached garage and workshop perfect for projects and tinkering.

The surrounding area offers scenic walks and charming countryside views right on your doorstep making this home the ideal blend of countryside charm and modern living. Viewing is highly recommended.







THE ACCOMMODATION COMPRISES OF:

ENTRANCE HALL

5.88m x 2m (19'3" x 6'6")

Front entrance door.

Radiator, under stairs cupboard and stairs leading to the first floor.

SITTING ROOM

7.13m x 3.94m (23'4" x 12'11")

With bay window to the front, log burner, 2 radiators and window to the rear.

KITCHEN

5.24m x 3.17m (17'2" x 10'4")

Window to the front and side elevation.

Fitted with a range of wall and base units, 1.5 bowl stainless steel sink and integral appliances including microwave, fridge, freezer, dishwasher, two ovens and induction hob with extractor over.

Radiator.

PORCH

1.36m x 1.18m (4'5" x 3'10")

With door to the front and window to the side.

BOOT ROOM / UTILITY CUPBOARD

1.02m x 1.20m (3'4" x 3'11")

Cupboard with plumbing and space for washing machine.

WC

1.83m x 0.86m (6'0" x 2'9")

Opaque window to the side elevation.

Low flush WC, corner wash hand basin and radiator.

LIVING / DINING ROOM

6.61m x 3.89m (21'8" x 12'9")

Window to the rear and side elevations.

Solid oak flooring, log burner in brick surround and two radiators.

French doors to side leading onto the patio with garden beyond.

HALF LANDING

Window to the side elevation.

BEDROOM ONE

3.90m x 3.70m (12'9" x 12'1")

With window to the rear and side elevation.

Radiator.

ENSUITE

2.75m max x 2.81m max (9'0" max x 9'2" max)

Velux window.

Suite comprising walk in shower with rainfall head, low flush WC and pedestal wash hand basin. Part tiled walls, fitted wardrobes, vinyl flooring, extractor fan and chrome ladder towel radiator.

HALF LANDING

Window to the rear elevation.

LANDING

FAMILY BATHROOM

3.20m x 3.08m (10'5" x 10'1")

Window to the side elevation.

Suite comprising panelled bath, walk in shower, low flush WC and wash hand basin set in vanity unit. Chrome ladder towel radiator, vinyl flooring and access to the loft.

BEDROOM TWO

3.96m x 3.57m (12'11" x 11'8")

Window to the rear elevation.

Radiator.

BEDROOM THREE

3.97m x 3.47m (13'0" x 11'4")

Window to the front elevation.

Fitted wardrobes to one wall and radiator.

BEDROOM FOUR

3.42m + wardrobes x 3.17m (11'2" + wardrobes x 10'4")

Window to the front and side elevation.

Fitted wardrobes to one wall and radiator.

BEDROOM FIVE

2.35m x 2.03m (7'8" x 6'7")

Window to the front elevation.

Radiator.

OUTSIDE

GARAGE

5.89m x 3.76m (19'3" x 12'4")

Up and over door.

Two windows to the side.

Water, power, light and access to the loft.

LOG STORE

3.86m x 1.85m (12'7" x 6'0")

WORKSHOP

4.01m x 3.74m (13'1" x 12'3")

Housing the oil tank, with power, light and window to the side.

GARDENS

On approach to the property you are greeted by a low wall boundary to the front with hedge border and a neatly manicured lawn. A block paved driveway leads to the front of the property and detached garage, to the right of which is a gravelled area providing ample parking space.

The large rear garden benefits from two patio areas and is mainly laid to lawn, with hedge boundaries and over looks the surrounding countryside.

ADDITIONAL INFORMATION

SERVICES

Mains water and electricity.

Oil fired central heating.

Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the above appliances have been tested by the Agent.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Tax Band E.



Ground Floor
Approx. 92.5 sq. metres (995.8 sq. feet)



First Floor
Approx. 90.1 sq. metres (969.8 sq. feet)



Total area: approx. 182.6 sq. metres (1965.6 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

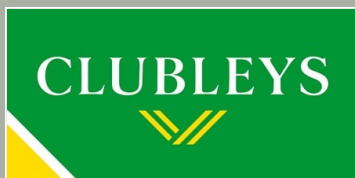
FREE VALUATIONS FOR SALE

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 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(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.