



29b, Beckfield Lane,  
Acomb, YO26 5PN  
£400,000



Offered to the market with no forwarding chain and tucked away down a quiet private road yet still located centrally to Beckfield Lane's many amenities, we are delighted to offer to the market this spacious two bedroom detached bungalow.

The accommodation comprises two spacious reception rooms, kitchen, utility, office/workshop, garage, two bedrooms, bathroom and additional WC. To the outside there are generous front and rear gardens and off street parking for several vehicles.

Viewing recommended to appreciate the space on offer.

This property is Freehold. City of York Council - Council Tax Band E.



Tenure: Freehold  
York City Council  
BAND: E

## THE ACCOMMODATION COMPRISES;-

### FRONT PORCH

Front entrance door. Door to;-

### DINING HALL

5.39 x 4.21 (17'8" x 13'10")

3x windows to side elevations.

2x radiators, storage cupboard.

### INNER HALL

Window to side.

### BEDROOM ONE

3.75+ wardrobes x 3.16 (12'4"+ wardrobes x 10'4")

Window to front.

Fitted wardrobes to one wall with matching fitted bedside cabinets and drawers. Radiator.

### BEDROOM TWO

4.30 x 2.89 max (14'1" x 9'6" max)

Window to side elevation.

Fitted wardrobes to one wall with matching fitted bedside cabinets and drawers. Radiator.

### BATHROOM

2.83 x 2.11 (9'3" x 6'11")

Opaque window to front.

Suite comprising panelled bath, low flush WC and sink set in vanity unit, corner shower unit. Tiled walls.

### SITTING ROOM

4.87 x 4.42 (16'0" x 14'6")

Window to front, sliding doors to rear.

Gas fire with raised hearth. 2x radiators.

### BREAKFAST KITCHEN

3.55 x 3.05 (11'8" x 10'0")

Window to rear.

Fitted with wall and floor units incorporating electric oven, electric hob with extractor over 2x bowl stainless steel sink unit, part tiled walls. Gas convector heater.

### UTILITY

2.82 x 1.57 (9'3" x 5'2")

Window to side.

Plumbing for automatic washing machine, cupboard housing gas fired central heating boiler.

### REAR ENTRANCE

Entrance door to side.

### WC

Low flush WC and corner hand basin. Radiator.

### WORKSHOP/OFFICE

4.37 x 2.67 (14'4" x 8'9")

Window to side. Door to;-

### GARAGE

5.77 x 3.44 (18'11" x 11'3")

Window to side.

Electric up and over door. Power and light.

### OUTSIDE

To the front of the property there is a tarmac drive providing parking for several vehicles. To the rear there is further parking leading to the garage, a spacious garden with greenhouse garden shed and raised shrub borders.

### ADDITIONAL INFORMATION

#### SERVICES

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

#### APPLIANCES

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

#### COUNCIL TAX BAND

City of York Council - Council Tax Band E.







Total area: approx. 136.6 sq. metres (1492.4 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

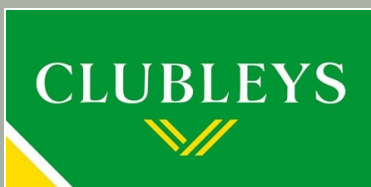
#### FREE VALUATIONS FOR SALE

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			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.