

- Freehold
Council Tax Band - B

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.

ROOMS AND DIMENSIONS:

- LIVING ROOM: 15'2" x 11'0"
- KITCHEN/DINER: 16'10" x 11'1"
- BEDROOM (Top): 15'1" x 9'6"
- BEDROOM (Bottom): 11'3" x 10'0"
- BEDROOM (Left): 9'2" x 7'5"
- BEDROOM (Right): 4'6m x 2.9m
- BATHROOM: 5'1m x 3'4m
- WC (Top): 5'1m x 3'4m
- WC (Bottom): 5'1m x 3'4m
- LANDING: 4'6m x 2.9m
- WARDROBE: 4'6m x 2.9m

FEATURES: Staircase (UP/DOWN), Kitchen/Diner (Stove, Sink, Dishwasher), Bathroom (Bathtub, Shower, Toilet), WC (Toilet), Landing (Staircase), Wardrobe.



Beckfield Lane
Acomb, York
YO26 5PW

£318,500

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Ashtons Estate Agents are delighted to introduce to the market this immaculate chain free, mid-terraced home, set on the ever-popular Beckfield Lane. Located to the west of York, with excellent access to the city centre and outer ring road, the property is also close to local amenities and highly regarded schools.

The internal accommodation comprises an entrance hall leading to a stylish sitting room, featuring a bay window and a cosy multifuel stove. To the rear is the heart of the home; an impressive kitchen diner with shaker-style wall and base units, beautifully complemented by wooden worktops and built-in appliances. A matching drinks station in the dining area provides the perfect space for coffee preparation or an evening drink. French doors open out to the rear garden. A convenient WC under the stairs completes this floor.

To the first floor are three bedrooms. The primary bedroom, positioned at the front of the property, enjoys an echoed bay window that adds a real sense of space. The double room overlooking the garden benefits from an en-suite WC, and a modern house bathroom with a white suite and shower over the bath completes the floor.

Externally, to the front is a driveway providing off-street parking for multiple cars. To the rear is a generous garden with a patio area, ideal for relaxing or entertaining in the sunshine.

A viewing is highly recommended to fully appreciate the quality of finish and fantastic location this home has to offer.

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