

property on behalf of the vendor.

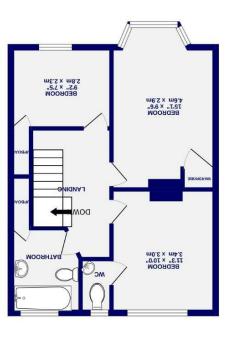
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular property or that the property is in good structural condition or otherwise. Any areasurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the

- Ebc D
- No Chain
- Generous Garden
- Driveway For Multiple Cars
 - Sought After Location
 - Downstair WC
- Impressive Kitchen Diner
 - OW etius-n3
 - Three Bedrooms
 - Mid Terraced Home

Freehold - B and - B

YOS6 5PW Acomb, York AOS6 5PW





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



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Beckfield Lane Acomb, York YO26 5PW

£318,500







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 ensuite 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.

Council Tax Band - B



















