



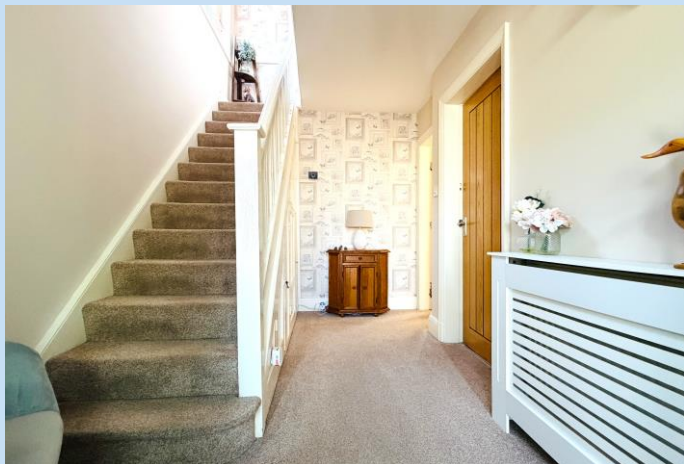
53 Beckfield Lane,
York, North Yorkshire YO26 5PN

Guide Price £450,000


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Bishops Personal Agents offer for sale just a short distance out of the city of York, this excellent three bedroom extended semi-detached family home, with a fabulous lawned garden and versatile open plan living space. Offering the best in city suburb living, located on Beckfield Lane just to the south/west of York in Acomb, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular schools including the catchment of Manor C of E, and the Acomb shopping centre close at hand. This marvellous property has been cherished and updated by the current owners and is ideal for professional couples, families and those looking to retire. Another great thing about this house is that there is still further potential to enhance the house, by developing the attic space as others have on the street. The ground floor accommodation comprises; Entrance porch and hallway with a staircase up to the first floor. Doors lead us into the reception rooms. To the front we find the cosy bay fronted living room, with a feature fireplace as a focal point. Then onwards into the heart of the house, lies the true hub of the home, an impressive open-plan kitchen living area, the central dining room with ample space for a table and chairs, opening to the bespoke kitchen, fitted with a range of modern white units with a range cooker. This versatile entertaining space also opens into the extended sitting room, which is enhanced by a skylight that allows natural light to pour in and French doors that open out into the garden. We also find a downstairs cloakroom and a handy utility area completing the ground floor. From the first-floor landing are three well-proportioned bedrooms and a family bathroom. Externally to the rear of the property, we find an excellent fenced garden, laid to lawn, with a paved patio area, perfect for outside entertaining. To further complement this lovely garden, we find a summer house, greenhouse plus a garden shed. To the front we find ample off-street parking, leading to the side garage/carport, perfect for a cycle enthusiast or workshop. In summary, this excellent home in the very popular Acomb area, provides an exceptional opportunity to secure a property that is both charming and contemporary. This house will also particularly appeal to those for whom location within this popular area is crucial and easy access to the York city centre and outer ring road. An internal viewing is strongly recommended, not miss out on this superb home.

Acomb is a popular leafy suburb of York within walking distance of the city centre. The area boasts a wide range of handy local amenities including a promenade of shops that includes a Morrison's Supermarket. There are state and independent schools close by and the area is served by a frequent bus service. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendor of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Composite front entrance door to hallway, storage cupboard and radiator*. Stairs leading to the first floor. Doors leading to...

Living Room

12' 2" x 12' 1" (3.71m x 3.68m) Into bay
Double glazed bay windows to front aspect, ceiling coving, feature wood Adams style fire surround with marble hearth and inset gas fire*, picture rail, ceiling coving, tv point* and radiator*.

Dining Room

12' 2" x 12' 0" (3.71m x 3.65m)
Ample space for a table and chairs and radiator*. Opening to....

Sitting Room

14' 3" x 11' 0" (4.34m x 3.35m)
Double glazed windows and French doors to rear aspect, window to side, sky light, feature fireplace with electric fire*, tv point* and upright radiator*.

Kitchen

15' 0" x 7' 1" (4.57m x 2.16m)
Fabulous modern fitted kitchen, with an attractive range of white base and wall mounted units with matching work preparation surfaces over, inset drainer sink with mixer taps, Range cooker with extractor hood*, plumbing for dishwasher*, double glazed windows to rear aspect and radiator*. Door leading to...

Utility room

9' 4" x 6' 2" (2.84m x 1.88m)
White wall and floor units with matching work tops, steel sink and mixer tap, plumbing for a washing machine* and radiator*. Doors leading to...

Cloakroom

6' 2" x 2' 4" (1.88m x 0.71m)
White two piece suite comprising: Low level wc, sink with mixer tap and wall mounted boiler*

First Floor Landing

Double glazed window to side aspect, storage cupboard and loft access. Doors leading to...

Bedroom 1

14' 1" x 11' 11" (4.29m x 3.63m)
Double glazed bay windows to front aspect, picture rail, dado rail, tv point* and radiator*.

Bedroom 2

12' 1" x 10' 3" (3.68m x 3.12m)
Double glazed windows to rear aspect and radiator*.

Bedroom 3

7' 2" x 6' 9" (2.18m x 2.06m)
Double glazed windows to front aspect, picture rail and radiator*.

Bathroom

7' 1" x 6' 4" (2.16m x 1.93m)
Modern white three piece suite comprising: Bath with mixer taps and shower head, pedestal wash hand basin with mixer tap, low level wc, double glazed windows to rear aspect and heated towel rail*.



Outside

Externally to the rear of the property, we find an excellent fenced garden, laid to lawn, with a paved patio area, perfect for outside entertaining. To further complement this lovely garden, we find a summer house, greenhouse plus a garden shed. To the front we find ample off-street parking, leading to the side garage/carport, perfect for a cycle enthusiast or workshop.

Garage/Carport

15' 0" x 10' 5" (4.57m x 3.17m)

Double doors to front and an opening leading to the garden.

Agents Note

Epc rating D, Council tax band C.

Broadband supplier: City Fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.





Energy performance certificate (EPC)

53, Beckfield Lane
YORK
YO26 5PN

Energy rating

D

Valid until:

6 September 2026

Certificate number:

8508-6064-3729-1607-1163

Property type

Semi-detached house

Total floor area

116 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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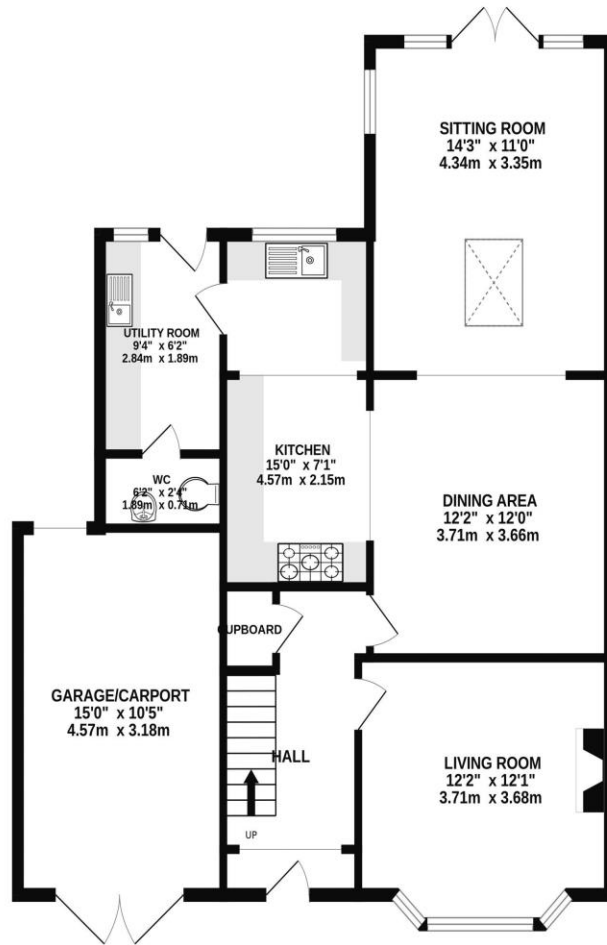
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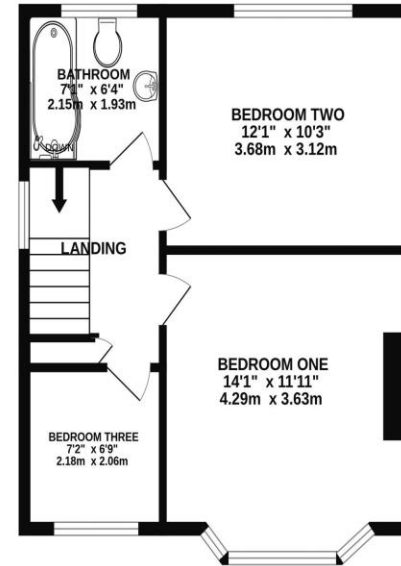
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GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1321 sq.ft. (122.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.