

153 Beckfield Lane,
York, North Yorkshire YO26 5PJ

Guide Price £449,950

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Bishops Personal Agents offer for sale a substantial extended four-bedroom semi-detached family home, with a fabulous open plan kitchen-living space and ample gardens. Offering the best in city suburb living, this family home on Beckfield Lane, just to the south/west of York in Acomb, is well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, very popular schools including the catchment of Manor C of E and the Acomb shopping centre close at hand. This superb property, spread over three floors, is offering a balance of stylish features and sympathetic touches, in one of York's most popular locations. Ideal for a multitude of buyers including couples and families and those looking to retire, this property will be very popular.

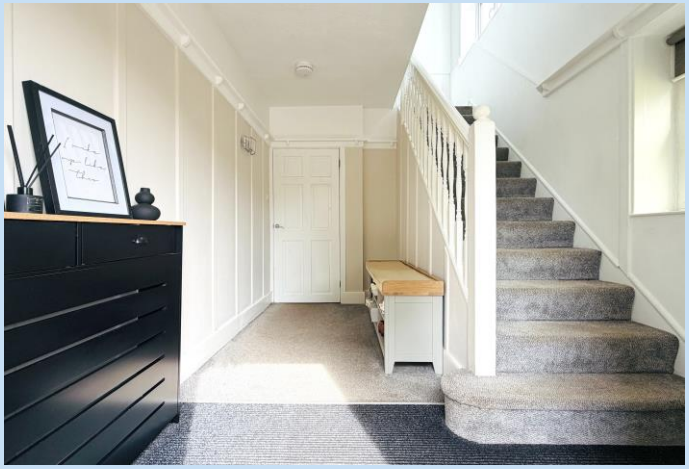
The ground floor accommodation comprises: Entrance hallway with a staircase to the first floor, we also find a downstairs cloakroom and a handy utility area. A further door leads to the open plan reception rooms. To the front we find the spacious bay fronted living room, opening to a central sitting room with a feature fireplace. Then onwards into the heart of the house, lies the true hub of the home, an impressive open-plan kitchen living area, with a bespoke kitchen, fitted with a range of modern light and dark units and a range cooker and a central island, plus ample space for a table and chairs. This versatile entertaining space is also enhanced by two skylights that allows natural light to pour in and French doors that open out onto the raised decking area.
A conservatory to the side of the house, perfect as a playroom or gym, completes the ground floor.

From the first-floor landing are three well-proportioned bedrooms and a family bathroom. A further staircase leads to the second floor, where we find a further bedroom in the converted attic space, just right for a teenager or an office space for those wanting to work from home. Externally to the rear of the property, we find an excellent fenced and hedged garden, with both raised decking and a paved patio areas, perfect for outside entertaining. To the side a lawned area, also a workshop and garage, just right for a car/cycle enthusiast, currently used as a social annex can be found. There is also a pond and a gazebo. To the front we find ample off-street parking for numerous vehicles on a driveway. Sold with no onward chain! Please do arrange to view this excellent property as soon as possible, not to 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
Front entrance door, double glazed window to side aspect, wall lighting and radiator*. Staircase to first floor accommodation. Door leading to...

Utility room
12' 1" x 7' 10" (3.68m x 2.39m)
Handy utility area with worktop, plumbing for a washing machine and space for a tumble dryer and double glazed window to side aspect. Opening to...

Cloakroom
Double glazed window to side aspect, low level wc and corner sink with mixer tap.

Living Room
14' 9" x 12' 0" (4.49m x 3.65m) Into bay.
Double glazed windows to front aspect, tv point*, dado rail and radiator*. Opening to...

Sitting Room
11' 11" x 11' 10" (3.63m x 3.60m)
Feature fireplace with Adams style surround, inset tiles and gas fire*, picture rail and radiator*. Opening to...

Kitchen/Diner
26' 1" x 13' 7" (7.94m x 4.14m)
Superb contemporary, fitted bespoke kitchen with an attractive range of base and wall mounted units with matching work preparation surfaces over, inset sink with mixer taps, integral appliances include range cooker*, extractor hood* and dishwasher*, central island with breakfast bar seating, double glazed windows and French doors and windows to rear aspect, sky lights, wall mounted tv point*, down lighting and radiator*.

Conservatory
21' 4" x 8' 4" (6.50m x 2.54m)
Double glazed French doors and windows to side aspect.

First Floor Landing
Double glazed window to side aspect. Stairs to second floor. Doors leading to...

Bedroom 1
14' 8" x 11' 9" (4.47m x 3.58m) Into bay.
Double glazed bay windows to front aspect, built in wardrobes and radiator*.

Bedroom 2
12' 0" x 11' 10" (3.65m x 3.60m)
Double glazed windows to rear aspect, built in wardrobes with mirror sliding doors and radiator*.

Bedroom 3
8' 11" x 7' 11" (2.72m x 2.41m)
Double glazed windows to front aspect, built in cupboard with wall mounted boiler* and radiator*.

Bathroom
7' 11" x 7' 10" (2.41m x 2.39m)
Modern suite in white comprising, walk in shower with mains shower*, panelled bath, wash hand basin with mixer taps set in a vanity unit, low level wc, double glazed windows to side aspect, down lighting and heated rail*.







Second Floor Landing
Double glazed window to side aspect. Door leading to...

Bedroom 4
13' 7" x 13' 3" (4.14m x 4.04m)
Double glazed windows to rear aspect, eve storage and radiator*.

Outside
Externally to the rear of the property, we find an excellent fenced and hedged garden, with both raised decking and a paved patio areas, perfect for outside entertaining. To the side a lawned area, also a workshop and garage, just right for a car/cycle enthusiast, currently used as a social annex can be found. There is also a pond and a gazebo. To the front we find ample off-street parking for numerous vehicles on a driveway.

Agents Note
EPC Rating C. Council tax band C.

Broadband supplier: Sky Fibre.
Broadband speed: Standard Speed.
Water supplier: Yorkshire Water.
Gas supplier: Octopus Energy.
Electricity supplier: Octopus Energy.











Energy performance certificate (EPC)

153, Beckfield Lane YORK YO26 5PJ	Energy rating **C**	Valid until:	**3 February 2030**
		Certificate number:	**8240-7429-6660-0876-2202**

Property type	Semi-detached house
Total floor area	160 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).

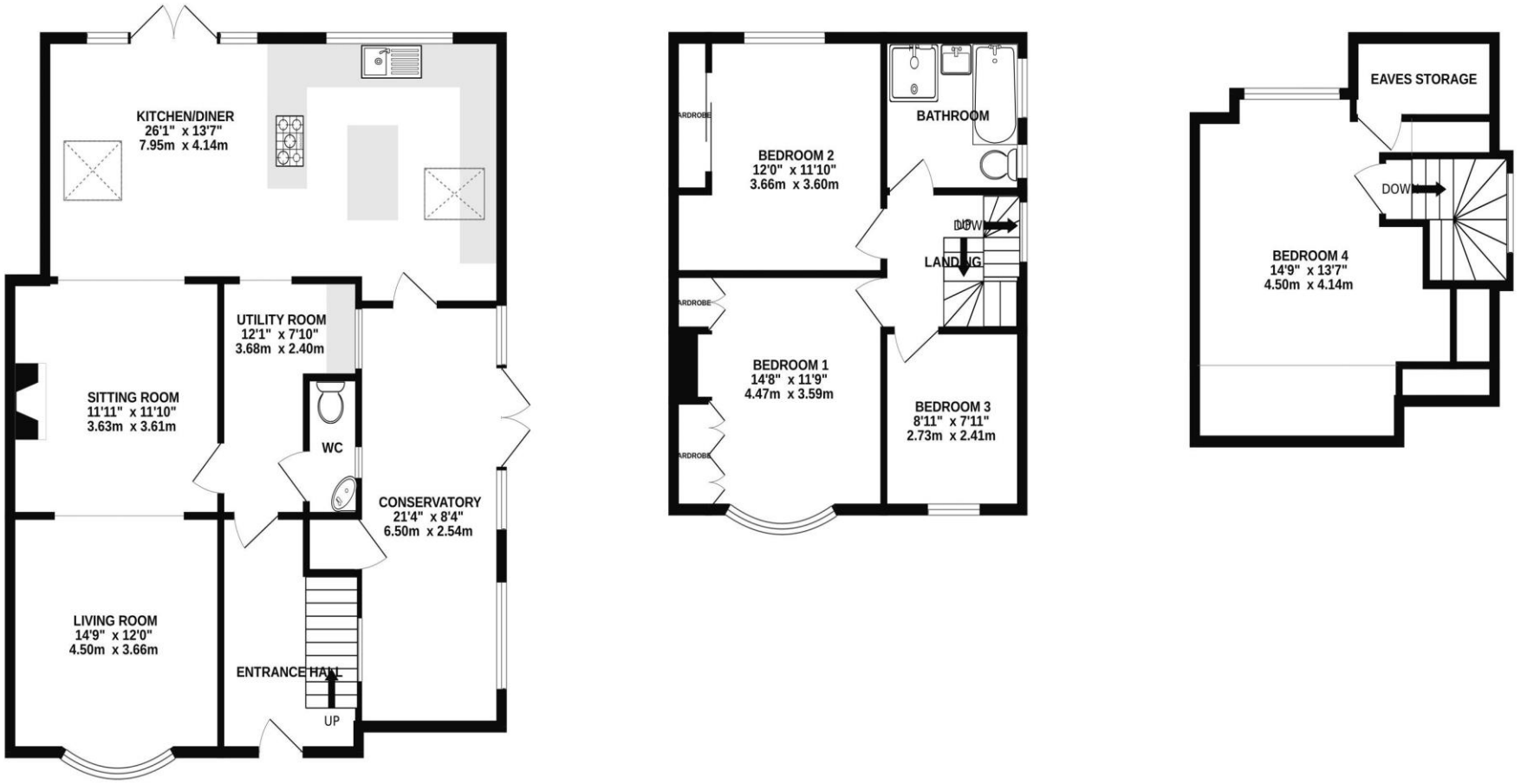
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GROUND FLOOR
966 sq.ft. (89.7 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.

2ND FLOOR
312 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 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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