



45 Beckfield Lane
York, YO26 5PN
Guide Price £450,000

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A larger than average traditional three bedroom semi-detached house, extended and updated to a fabulous standard throughout on this well known tree-lined street. Located just west of York on Beckfield Lane, this area offers the perfect blend of convenience and community. It sits close to Acomb Green and shops, with its selection of bars and eateries, and benefits from popular junior and senior schools with strong reputations. Larger supermarkets are nearby, and the community woodlands and extensive open green space are only a 15 minute walk away.

There are many direct bus links into York city centre, while York Railway Station provides excellent train connections across the country. The beautiful Yorkshire coastline is approximately 45 miles away, and the property also enjoys easy access to the York outer ring road.

Other benefits include rear garden, extra ground floor reception room and generous off-street parking.

The extremely well presented living accommodation comprises: entrance hallway, lounge with bay window, 18ft dining room, fully fitted kitchen with bespoke fittings, family room/study, utility area, shower room, first floor landing, three first floor bedrooms (two doubles and one good sized single), house bathroom and separate w.c. There is a boarded out loft with sky light. To the outside there is a gated front driveway leading to an attached brick store and the potential for electric car charging, to the rear is a landscaped garden with secluded raised timber decked area, lawn, sun patio and timber storage shed.

An internal viewing of this impressive property is strongly recommended.

Entrance Hallway

Composite entrance door, tiled and real wood flooring, radiator, power point, carpeted stairs to first floor

Lounge

uPVC bay window to front, gas fire with surround, single panelled radiator, carpet, television points, power points

Dining Room

Sliding doors on to decking area, oak flooring, radiator, power points

Kitchen

Fitted wall and base units with quartz counter top, two fan ovens and gas hob, one and a half sink and drainer with mixer tap, pantry cupboard with power, tiled flooring column radiator, slimline dishwasher, composite door to:





Family Room/Study

Oak flooring, wall mounted electric heater, recessed spotlights, power points, television point, understairs cupboard

Utility Area

Glazed door to decked area, plumbing and power for washing machine,

Shower Room

Roof lantern, walk in shower cubicle, low level w.c., wash hand basin, towel radiator, tiled flooring, extractor

First Floor Landing

Carpeted stairs, uPVC window to side, carpet, power points

Bedroom 1

uPVC bay window to rear, fitted wardrobes, column radiator, carpet power points

Bedroom 2

uPVC bay window to front, single panelled radiator, carpet, power points, period fireplace

Bedroom 3

uPVC window to front, single panelled radiator, power points,

House Bathroom

Opaque window to rear, roll top bath, wash hand basin, low level w.c., column radiator, tiled flooring, extractor fan

Separate W.C.

Opaque window to side, low level w.c., wash hand basin, double panelled radiator,

Outside

Gated front gravel driveway, rear timber decked area, separate sun terrace, lawn, timber storage shed, outside tap, integral store, double doors, power and lighting.

Agents note

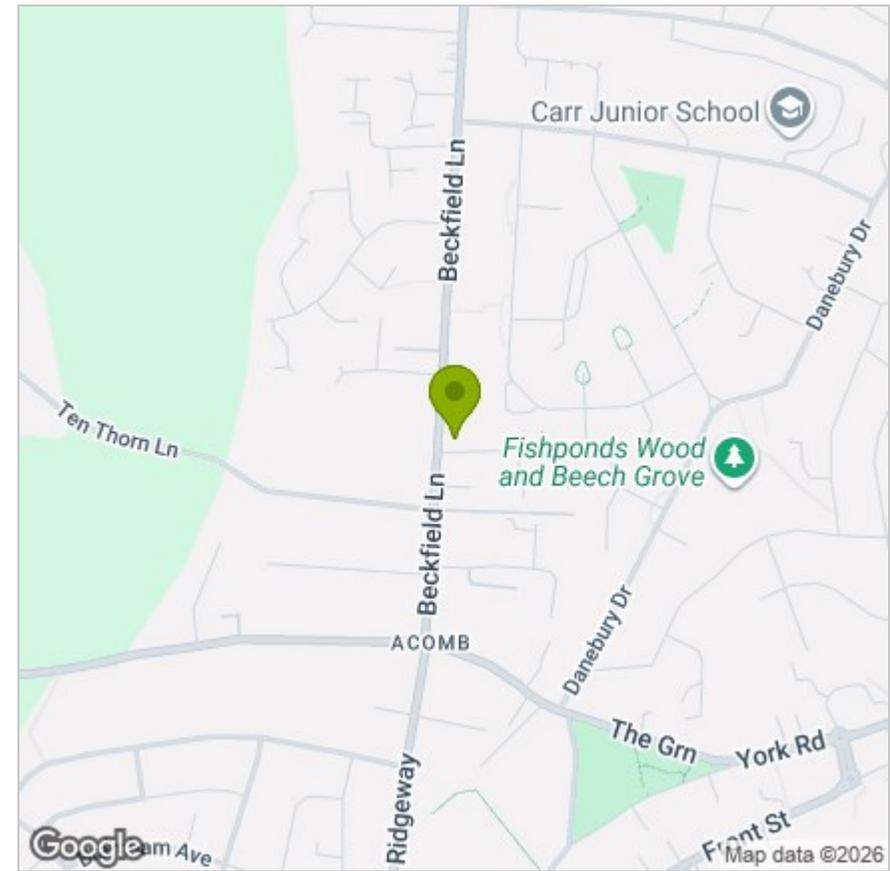
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(55-68) D			
(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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