



ROB LETTS

exp<sup>UK</sup>



140 Beckfield Lane,

£450,000

🛏 4 🚿 2 🚗 2





A deceptively spacious detached family home offering outstanding flexibility in one of Acomb's most desirable locations. Behind its attractive frontage lies a thoughtfully extended property designed to adapt to modern family life. The accommodation includes a welcoming entrance hall, bay-fronted lounge with open fireplace, separate dining room and an extended kitchen featuring upgraded composite worktops, integrated appliances and excellent storage.

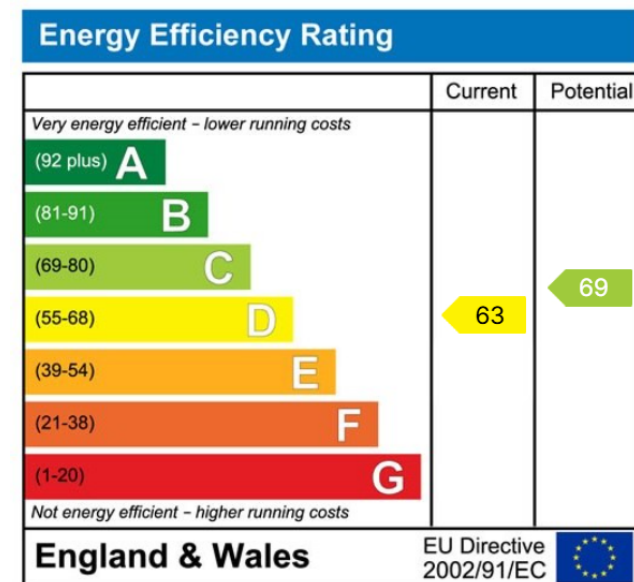
The real highlight is the versatile rear wing. Accessed via a rear lobby with a ground-floor shower room, you'll discover a separate sitting room and an additional ground-floor bedroom opening directly onto the garden. Whether you're accommodating an elderly relative, giving a teenager their own space, welcoming guests or creating the perfect home office, this layout offers exceptional flexibility. Upstairs are three further bedrooms and a family bathroom, while a fully boarded and carpeted loft with a Velux window and power provides valuable additional space.

Outside, the private west-facing garden enjoys afternoon and evening sunshine, with newly installed decking creating the perfect place to entertain or relax. Gated parking to the front completes the package. Situated close to Acomb's shops, cafés and amenities, with excellent access into York and beyond, this is a home that offers not just space—but the freedom to live exactly how your family needs.





- Detached family home on one of Acomb's most desirable roads
- Four bedrooms in total
- Extended kitchen with integrated appliances
- Private west-facing garden with newly installed decking
- Gated gravel driveway providing off-street parking
- Annex accommodation with separate lounge and bedroom
- Spacious bay-fronted lounge with open fireplace
- Ground-floor shower room serving the rear accommodation
- Fully boarded and carpeted loft with Velux window
- When enquiring about this property please quote ref: RL0918



ROB LETTS

exp<sup>UK</sup>



07538 298 866



roblettts.exp.uk.com



rob.letts@exp.uk.com