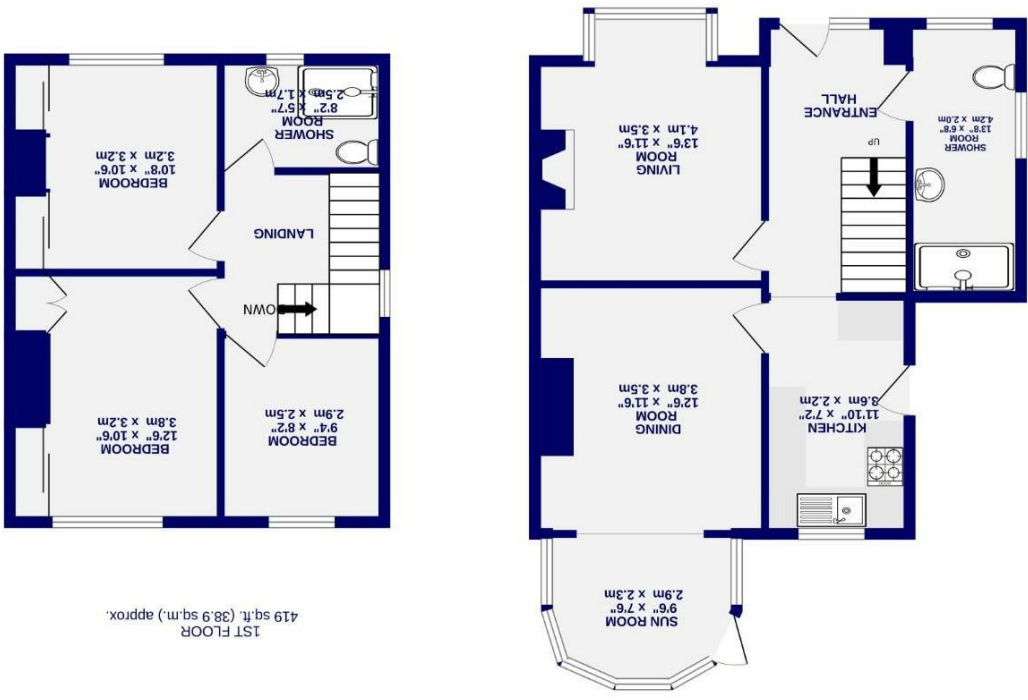


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given 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 property on behalf of the vendor.

- EPC D
- Driveway And Garage
- Two Bathrooms
- Extended Rear Sun Room
- No Onward Chain
- Three Bedrooms
- Semi Detached House

Freehold
Council Tax Band - C

Beckfield Lane Acomb, York YO26 5QS



While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other items are approximate. It is included in the plan the quantities with form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems, fixtures and appliances shown have not been tested and no guarantee as to their operability. Made with Metropix 50005

TOTAL FLOOR AREA: 1011 sq. ft. (93.9 sq. m.) approx.

1ST FLOOR
419 sq. ft. (38.9 sq. m.) approx.

GROUND FLOOR
592 sq. ft. (55.0 sq. m.) approx.



Beckfield Lane
Acomb, York
YO26 5QS

£350,000

 3  1

A fantastic opportunity to acquire a traditional three bedroom semi detached home, positioned on the highly sought after Beckfield Lane, offering excellent access to local amenities, well regarded schools and the York Outer Ring Road.

This well proportioned property provides flexible living accommodation throughout and presents an ideal opportunity for buyers looking to modernise and create a home tailored to their own tastes.

Internally, the property is entered via a welcoming hallway which leads through to two reception rooms, offering versatile living and dining space. To the rear is a fitted kitchen and a bright sunroom overlooking the garden, creating an additional reception area with pleasant views. The ground floor is further complemented by a wet room.

To the first floor are three bedrooms along with a separate shower room, providing practical accommodation for families or those requiring additional space.

Externally, the property benefits from a good size rear garden, ideal for outdoor enjoyment, along with a single garage and a driveway to the front providing ample off street parking.

Situated in a consistently popular residential location, this home is brimming with potential and offers an excellent opportunity for a wide range of buyers to put their own stamp on a property in a prime York setting.

Early viewing is highly recommended.

