



Beckfield Lane  
, York  
YO26 5PH

Offers Over £325,000



Ashtons Estate Agents are delighted to introduce to the market this three-bedroom end-terraced home, set on a substantial corner plot on the ever-popular Beckfield Lane. Located to the west of York, the property offers excellent access to the city centre and outer ring road, whilst also being close to local amenities and highly regarded schools.

The internal accommodation comprises an entrance hall leading to a bright and airy living room, with dual-aspect windows allowing natural light to flood the space. A dining room is positioned to the front of the property, featuring a bay window and access through to the kitchen at the rear. The kitchen offers an array of wall and base units, with additional open storage space currently housing the fridge freezer.

To the first floor are three bedrooms. Two substantial double bedrooms are positioned at the front of the property, enjoying views over the front garden. Completing this floor is the house bathroom, finished with a white suite and shower over the bath.

Externally, the property sits on a large lawned corner plot, with a path to the front door, a driveway to side providing off-street parking for multiple vehicles, along with a garage. The rear garden is well proportioned and thoughtfully sectioned, featuring decking, lawn and patio areas, creating a versatile outdoor space ideal for relaxing or entertaining.

A viewing is highly recommended to fully appreciate the location and potential this home has to offer.

Council Tax Band B





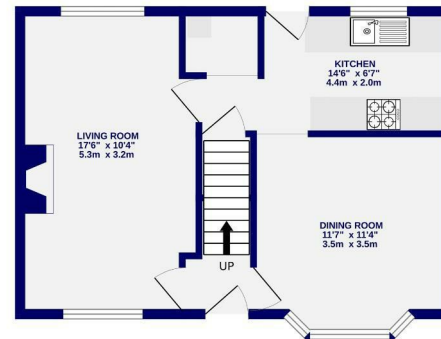
# Beckfield Lane , York YO26 5PH

Freehold  
Council Tax Band - B

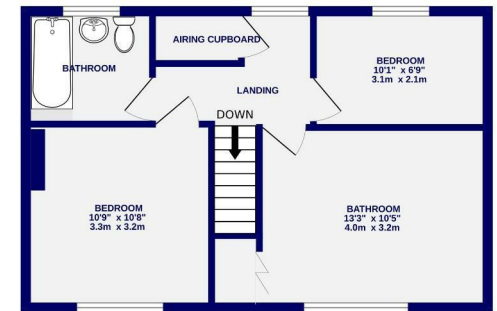
- Three Bedroom End Terrace Home
- Substantial Corner Plot Position
- Popular Beckfield Lane Location
- Bright Dual Aspect Living Room
- Bay Fronted Dining Room
- Two Generous Front Bedrooms
- Large Lawned Corner Garden
- Sectioned Decking Patio And Lawn
- Driveway Parking & Garage
- EPC D

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GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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