



2 Becksid South, , YO42 4HB

£260,000

Upgraded & improved semi detached house in a non estate position within a popular village. Modern kitchen plus lounge & dining room, 3 well proportioned bedrooms & contemporary bathroom. Impressive gardens, 2 driveways plus garage & workshop. Ready to move in with flooring & blinds.



Coble Landing 2 Beckside South, Barmby Moor, YO42 4HB

We are delighted to offer for sale this improved and modernised semi detached house located in a non estate position within a popular village with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with range cooker plus a contemporary bathroom. Items of note include gas fire and surround to lounge, patio doors to the rear plus fitted wardrobes to bedrooms 1 & 2. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room and kitchen. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing. There is a part boarded loft with light and ladder access.

The property occupies a non estate position with impressive gardens to the front and rear with lawns, patio and feature decking area plus external tap. There are 2 driveways plus a garage with power and light plus rear personnel door and workshop area.

Tenure - Freehold
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With tiled floor.

Lounge 15'7"(max) x 14'7"(max) (4.77m(max) x 4.47m(max))

With gas fire and surround plus carpets and blinds. Access to store.

**Dining Room 11'2"(max) x 8'9"
(max) (3.41m(max) x 2.69m(max))**
With laminate flooring and blinds. Patio doors leading to the rear garden.

Kitchen 12'2" x 10'8" (3.73m x 3.26m)
Having a comprehensive range of modern wall and base units with complimenting luxury worktops and tiling. With range cooker and hood plus 1.5 sink and mixer tap. With recessed spot lights and laminate flooring.

FIRST FLOOR

Landing

With carpets and blinds. Access to store.

**Bedroom 1 14'7"(max) x 8'10"
(max) (4.46m(max) x 2.71m(max))**
With fitted wardrobes, carpets and blinds.

**Bedroom 2 10'8"(max) x 8'10"
(max) (3.27m(max) x 2.70m(max))**
With fitted wardrobes, carpets and blinds.

Bedroom 3 8'9" x 6'4" (2.68m x 1.95m)
With carpets and blinds.

Bathroom 6'4" x 5'4" (1.95m x 1.64m)
Having contemporary white sanitary ware with shower and screen to bath, tiling, chrome ladder radiator, recessed spot lights and luxury flooring.

EXTERNAL

The property occupies a non estate position with impressive gardens to the front and rear with lawns, patio and feature decking area plus external tap. There are 2 driveways plus a garage with power and light plus rear personnel door and workshop area.





