



45 Beckfield Lane

York, YO26 5PN

Guide Price £450,000





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 to the west of York on Beckfield Lane, close to Acomb Green, popular schools and easy access to the City Centre and 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.

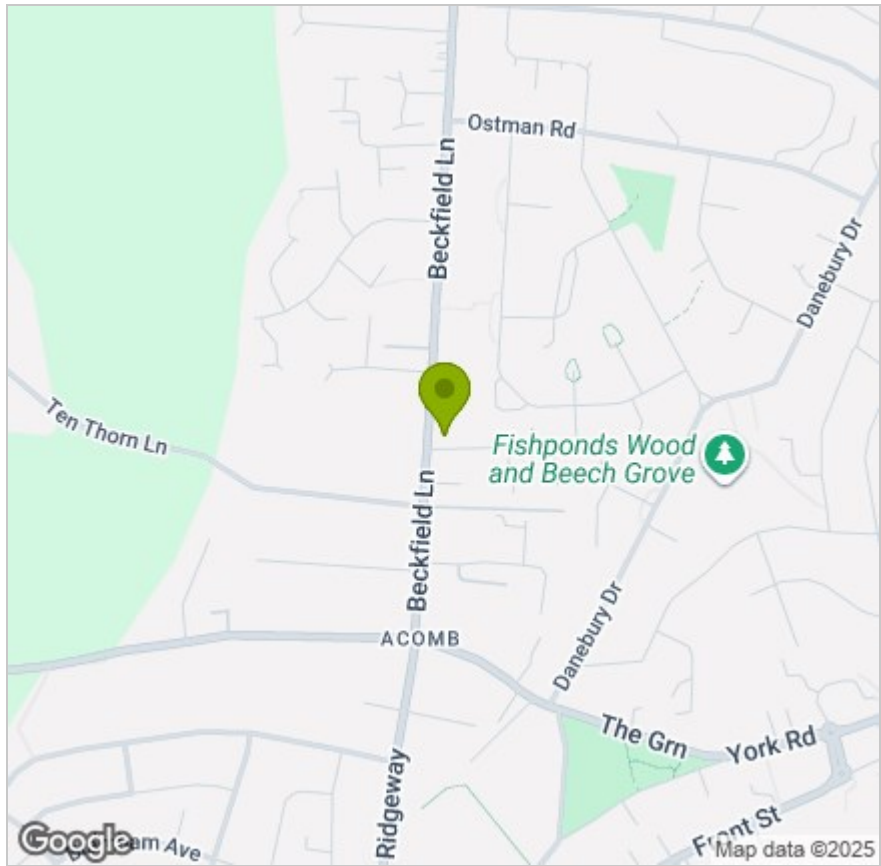




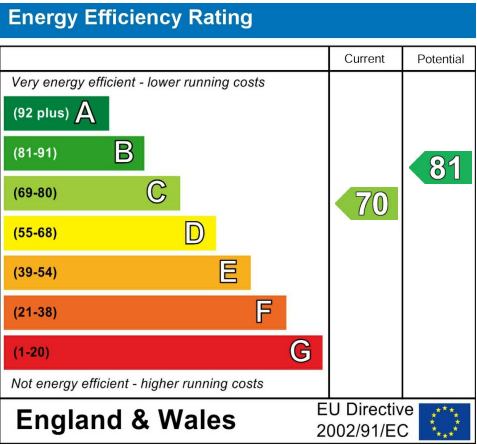
FLOOR PLAN



LOCATION



EPC



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