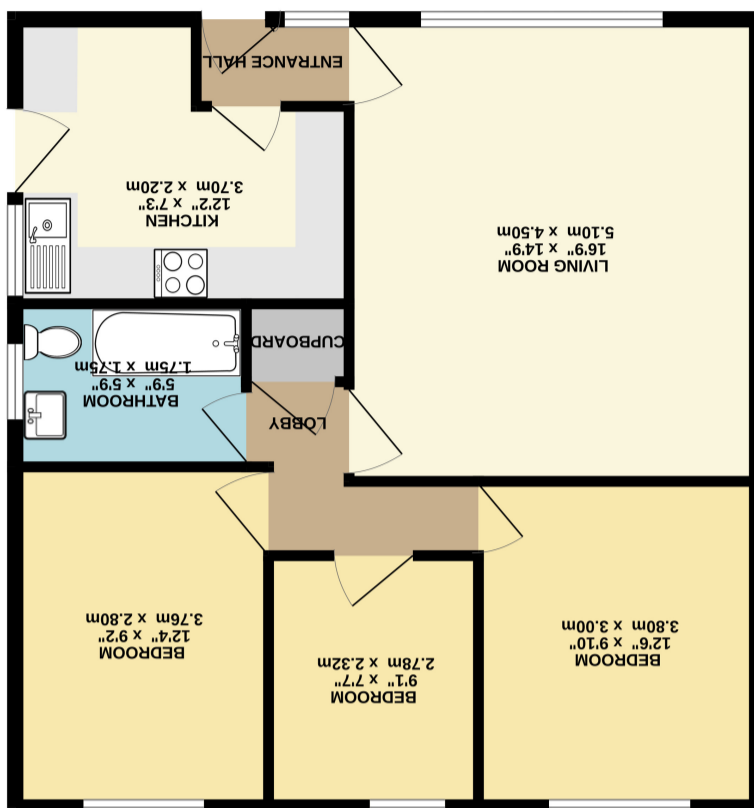


While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and responsibility is taken for any errors or omissions. The plan for building purposes only and should not be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See also the EPC. Make use with Mapeq size 2024



GROUND FLOOR  
768 sq.ft. (71.3 sq.m.) approx.



## 12 Beckwith Close, York YO31 1HX

A fantastic opportunity to purchase this recently refurbished semi detached spacious bungalow located in a quiet cul de sac off Stockton Lane. This modernised home briefly comprises; entrance hall, white gloss kitchen, large living room, three good sized bedrooms and a stylish three piece bathroom. Externally the property benefits from a paved front garden and driveway for off street parking and an enclosed south west facing, low maintenance rear garden with lawn and patio areas. Set back from the road and in an idyllic setting, we feel this property is likely to achieve high interest levels and so early viewing is highly recommended.

- Recently Refurbished
- Large Lounge
- Modern Kitchen
- Brand New Bathroom
- Three Bedrooms
- Driveway
- Low Maintenance Rear Garden
- Desirable Location

Travelling from Heworth roundabout out of York. Take the turning onto Stockton Lane and continue. Take the right hand turning on to Beansway and then right again on to Beckwith Close. The property is located on the right hand side and can be identified by our For Sale sign.

Stockton Lane situated on the outskirts of York and being accessible for the Centre and A64 that in turn leads to the motorway network. Local shops can be found nearby in Heworth that offers a range of local shops to include Costcutters and Deli. A wider range of facilities can be found at the Monks Cross Retail Park, Vangarde and in the City Centre. There are bus routes into the centre and a local primary school.

