



3 Beckett Drive



This spacious, modern home enjoys a fantastic position on the edge of a most sought after development to the east of York. Beckett Drive is well placed for access to York City centre, great transport links and the local amenities Osbalwick village has to offer.

Well presented throughout and much improved by the current owner, the flexible accommodation is set over three floors; an entrance hall with cloakroom leads to utility room and bedroom three / study. To the first floor is a great sized, light and airy living room and modern dining kitchen. Both bedrooms to the floor above are generous doubles with modern bathroom including bath and walk in shower. The property also benefits from an enclosed garden which is not overlooked from the rear and offers a real sense of privacy. There is an integrated garage and driveway parking.

A great home sure to appeal to a range of potential buyers, early viewing is essential.

- Wonderful, modern home
- Sought after location
- Three bedrooms
- Beautifully presented throughout
- Close to CC and local amenities
- Garden, garage and driveway parking
- EPC to be advised

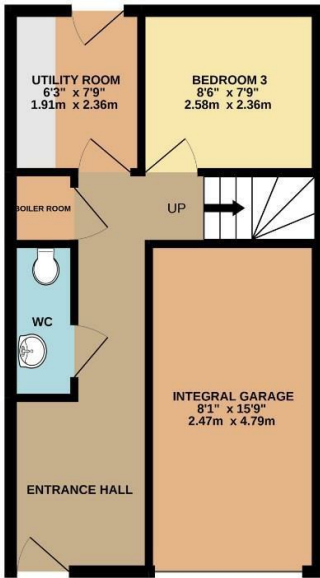
£260,000



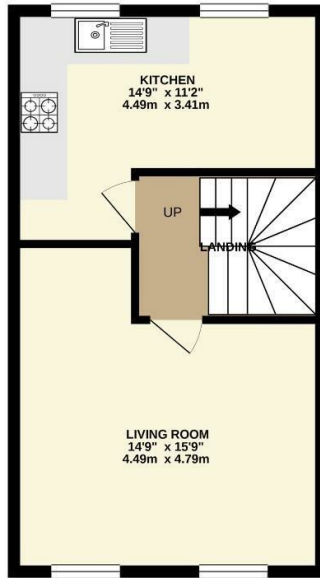
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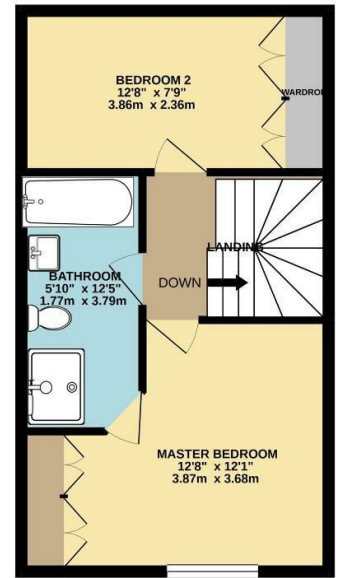
GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.