



## 9 Barmby Avenue, York

Offers Over £300,000

- Charming 1930s semi-detached home in sought-after Fulford
- Opportunity to create an open-plan kitchen/dining/living space
- Within catchment for the highly regarded Fulford School
- Retains original character features including fireplaces and bay windows
- Three well-proportioned bedrooms and a family bathroom
- Convenient access to local amenities, bus links and York city centre
- Excellent potential to modernise and extend (subject to planning permission)
- Generous plot with front and rear gardens, driveway and detached garage

Situated in the sought-after area of Fulford, this attractive 1930s semi-detached house is full of charm and character, offering an exciting opportunity for buyers to modernise and create a superb family home. The property combines traditional appeal with huge potential for contemporary reconfiguration and extension (subject to planning permission).



The ground floor features a welcoming entrance hall leading to a bay-fronted sitting room with a feature fireplace, a separate dining room with its own fireplace, and a kitchen to the rear. There is excellent scope to open up this area into a stunning kitchen/dining/living space, making full use of the generous plot and natural light.

Upstairs, the accommodation comprises three well-proportioned bedrooms – two of which feature original fireplaces, with the main bedroom also enjoying a lovely bay window – and a family bathroom.

Outside, the property enjoys front and rear gardens, a driveway providing off-street parking, and a detached garage. The rear garden offers plenty of space for families, as well as potential to extend while still retaining ample outdoor space.

Located within catchment for the highly regarded Fulford School, the property is well placed for local shops, cafés, and amenities, along with excellent bus links and easy access into York city centre. Fulford is a long-established and highly sought-after suburb, known for its tree-lined streets, community atmosphere, and proximity to riverside walks and green spaces.

With its characterful 1930s design and impressive potential, this home presents a rare opportunity to create a beautiful, modern family home in one of York's most desirable areas.

### Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: C

Council Tax: C - City of York

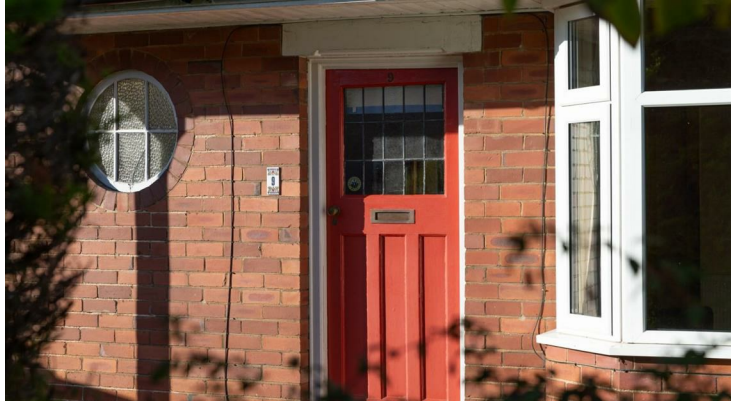
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.

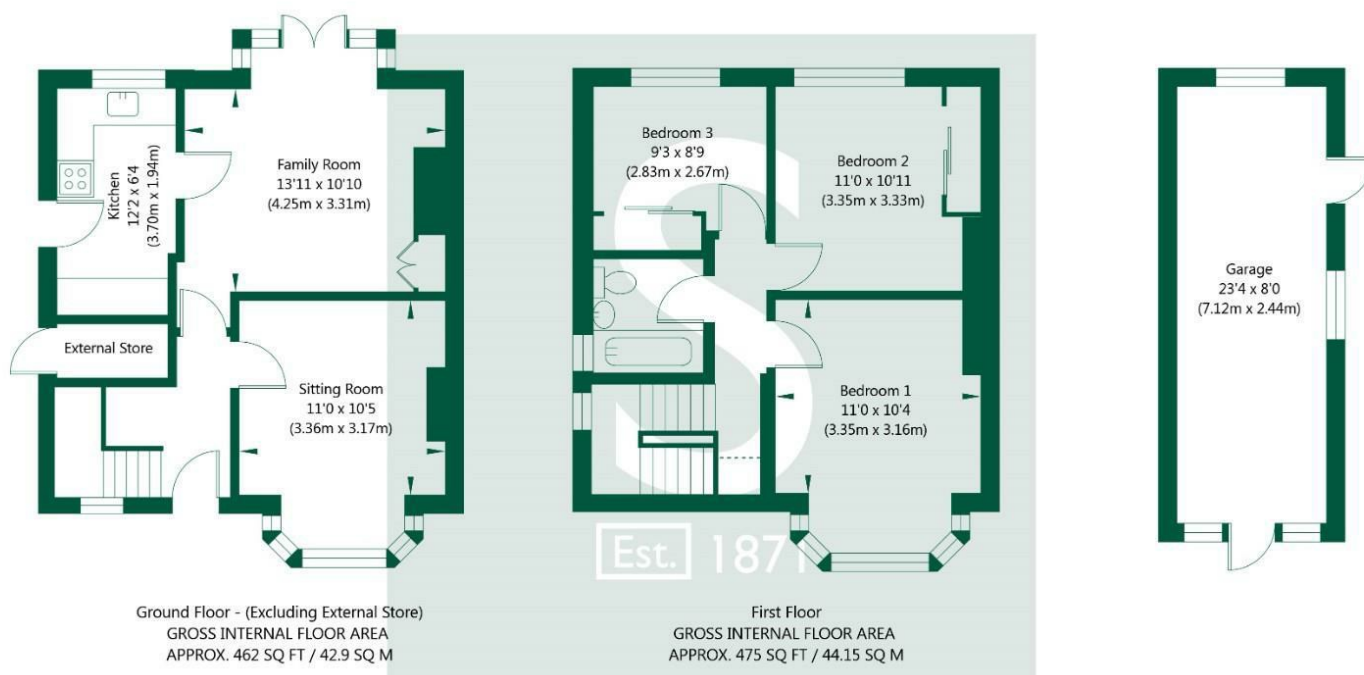




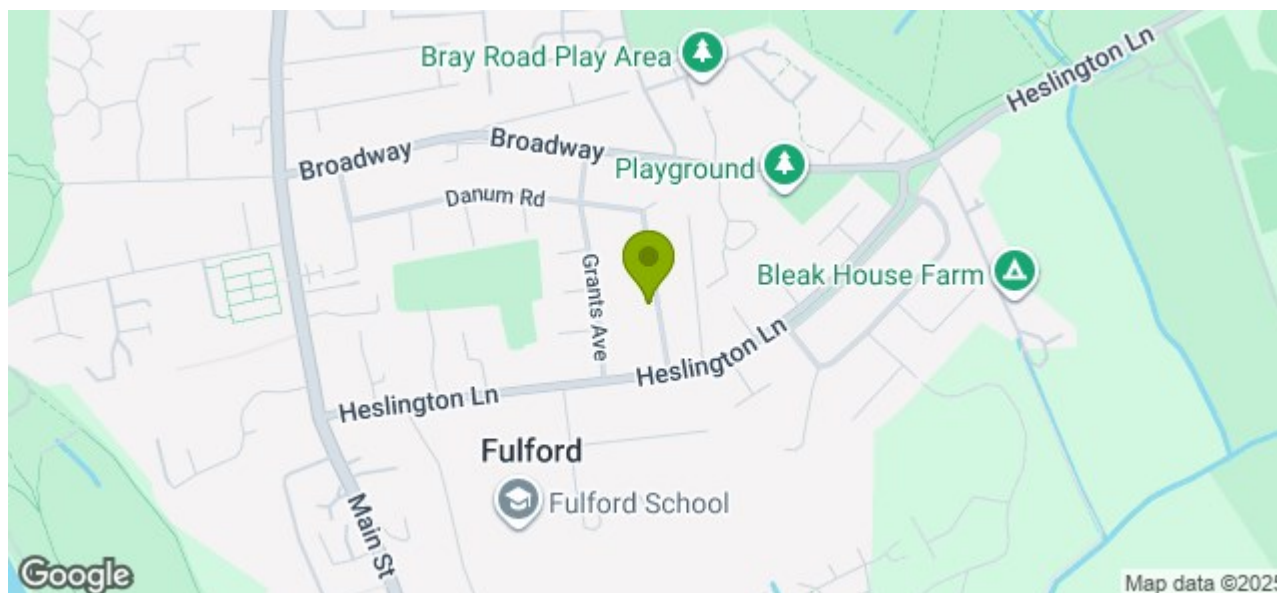




Barmby Avenue, York, YO10 4HX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 937 SQ FT / 87.05 SQ M - (Excluding Garage & External Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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