




18 Barlow Street  
York, YO26 5HP  
Offers Over £260,000

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**NO ONWARD CHAIN! THIS LARGER THAN AVERAGE** three bedroom home will appeal to first time buyers, investors and families alike. A period mid terrace house nestled on a quiet residential street, just off Carr Lane, close to Acomb Front Street and within easy access to York city centre and the railway station is a sought after opportunity. The property benefits from uPVC double glazing and gas central heating as well as recently updated oak internal doors and carpets. It fully comprises entrance hallway, lounge with feature log burner, 16ft dining room, kitchen, bathroom, first floor galleried landing, three bedrooms and a WC. To the outside is a rear walled courtyard with brick stores and gate to service alleyway. An accompanied viewing is highly recommended.

### **Entrance Hallway**

uPVC entrance door, coving, carpeted stairs to first floor, radiator, power points. Tiled flooring.

### **Lounge**

Two uPVC windows to front, log burner with surround, radiator, TV point, power points. Carpet.

### **Dining Room**

uPVC window to rear, under stairs cupboard, radiator, power points. Carpet.

### **Kitchen**

uPVC window to side, door onto courtyard, wall and base units with counter tops, inset stainless steel sink and draining board with mixer tap, space and plumbing for appliances, electric oven and gas hob, power points. Vinyl flooring.

### **Bathroom**

Opaque uPVC window to rear, panelled bath with mains shower over, was hand basin, low level WC, radiator, power points. Vinyl flooring.

### **First Floor Landing**

Access to loft, sun tube/funnel, power points. Carpet. Doors to:





### **Bedroom 1**

uPVC window to rear, fitted wardrobe, storage cupboard, period fireplace, radiator, power points. Carpet.

### **Bedroom 2**

uPVC window to front, fitted storage cupboard, period fireplace, radiator, power points. Carpet.

### **Bedroom 3**

uPVC window to front, radiator, power points. Carpet.

### **WC**

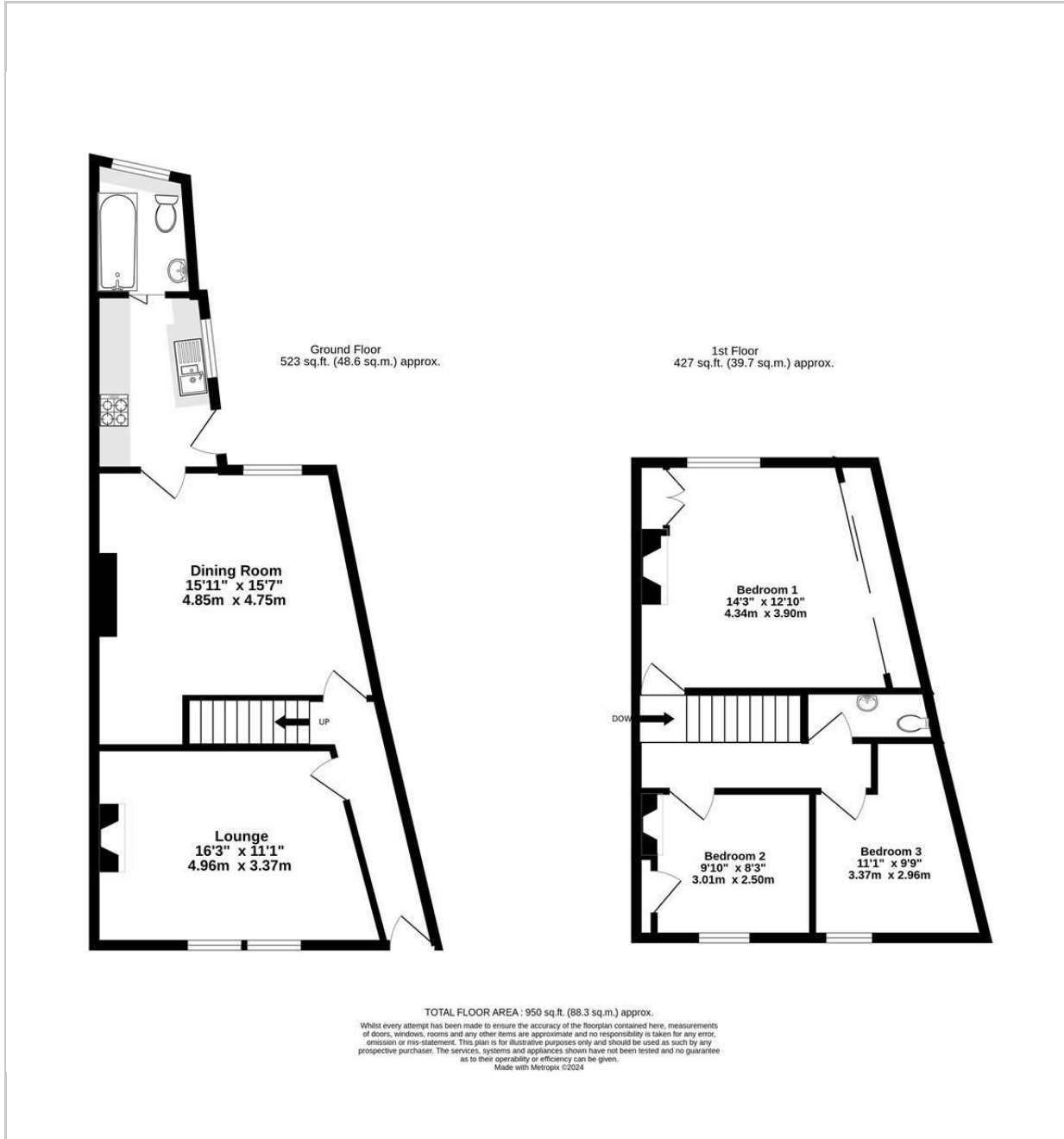
Vanity unit housing was hand basin, low level WC, towel rail/radiator. Vinyl flooring.

### **Outside**

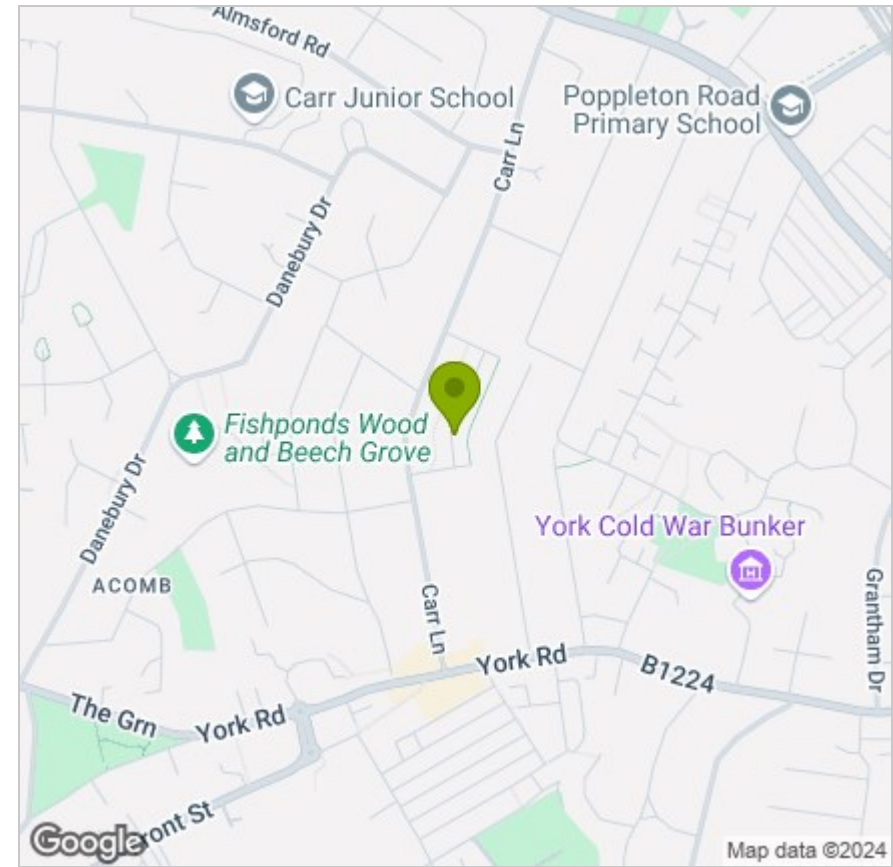
Rear walled courtyard, brick stores with power and lighting, gate to service alleyway.



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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