



34 Barlow Street,
York, North Yorkshire YO26 5HP

Guide Price £219,950


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PERSONAL AGENTS

Bishops Personal Agents offer for sale a fabulous opportunity to add your own stamp and style on this spacious two bedroom mid terraced house, situated in the heart of this very popular location, close to the local Acomb shopping precinct and within easy walking distance of very popular local schools and West Bank Park close at hand. Ideal for a multitude of buyers including first time buyers, professional couples and buy to let investors, this property will be very popular. Benefitting from gas central heating, stoves in both the reception rooms and period ornate fire places in both bedrooms. The accommodation briefly comprises: Entrance hallway with mosaic tiled floor. To the front we find the cosy lounge with a feature gas stove. Passing the stairwell to the rear, we find the living room, the focal is the multi fuel stove and we also find original built in cupboards. Then onwards into a fitted kitchen, inner lobby and a modern fitted bathroom. To the first floor are two double bedrooms both with feature ornate cast iron fireplaces. To the rear of the house is a walled courtyard with rear gates access. Sold with no onward chain! An early viewing is recommended not to miss out!

Acomb is a popular leafy suburb of York within walking distance of the city centre. The area boasts a wide range of handy local amenities including a promenade of shops that includes a Morrison's Supermarket. There are state and independent schools close by and the area is served by a frequent bus service. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendor of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front upvc door to hallway with mosaic tiled floor, dado rail and radiator*. Stairs to first floor. Doors leading to...

Lounge

10' 4" x 9' 8" (3.15m x 2.94m)

Double glazed window to front aspect, feature fireplace with inset gas stove*, picture rail, stripped wood flooring, tv point* and radiator*.

Living Room

13' 3" x 11' 2" (4.04m x 3.40m)

Double glazed window to rear aspect, feature fireplace with inset multi fuel stove*, picture rail, built in cupboards and radiator*.

Kitchen

11' 1" x 6' 10" (3.38m x 2.08m)

The kitchen is fitted with a range of wall and base units under matching worktops, inset drainer sink with mixer tap, gas cooker*, space for a fridge, plumbing for a washing machine, double glazed window to side aspect and radiator*. Door leading to...



Inner Lobby

Upvc door leading to the courtyard. Door to...

Bathroom

7' 0" x 5' 6" (2.13m x 1.68m)

Bathroom fitted with a white suite, comprising of a bath with mains shower over*, pedestal wash hand basin, low level wc, double glazed window to side aspect and radiator*.

First Floor Landing

Doors leading to...

Bedroom 1

14' 6" x 13' 3" (4.42m x 4.04m)

Double glazed window to rear aspect, feature ornate cast iron fireplace and radiator*.

Bedroom 2

13' 3" x 10' 5" (4.04m x 3.17m)

Double glazed window to front aspect, feature ornate cast iron fireplace, alcove cupboard and radiator*.



Outside

Rear walled courtyard with gated access to the rear alley.

Agents Note

Epc rating D, Council tax band B.

Broadband supplier: Virgin Media "Not Connected".

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.







Energy performance certificate (EPC)

34 BARLOW STREET
YORK
YO26 5HP

Energy rating

D

Valid until:

21 June 2031

Certificate number:

0350-2459-4060-2329-6741

Property type

Mid-terrace house

Total floor area

76 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Bishops Personal Agents

Tel: D: 01904 375376 M: 07497393391

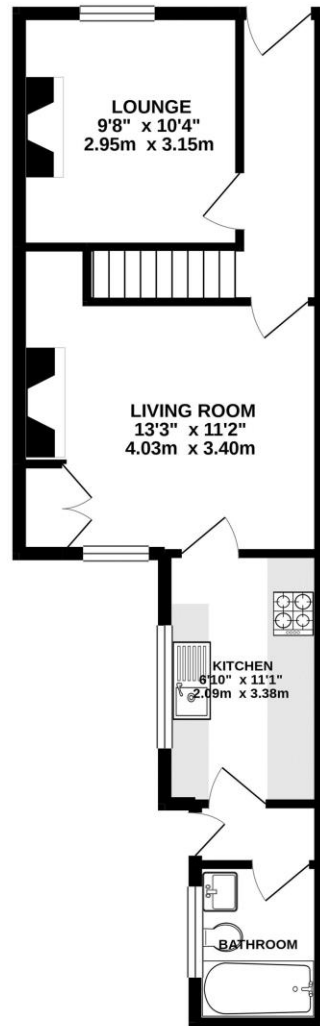
13 Grayshon Drive York North Yorkshire YO26 5RG

paul.atkinson@bishopspace.com

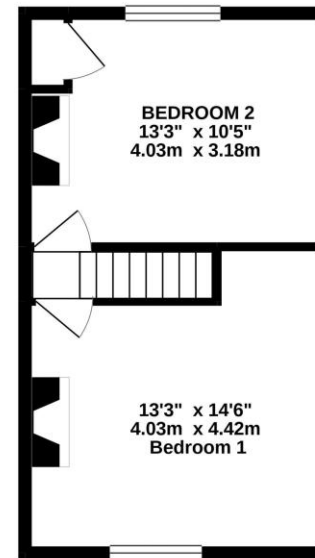
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GROUND FLOOR
445 sq. ft. (41.4 sq. m.) approx.



1ST FLOOR
316 sq. ft. (29.4 sq. m.) approx.



TOTAL FLOOR AREA: 762 sq. ft. (70.8 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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