



20 Barstow Avenue,
York, North Yorkshire YO10 3HE

Guide Price £225,000


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PERSONAL AGENTS

Bishops Personal Agents present to the market a fantastic opportunity to add your own stamp and style to this three-bedroom semi-detached family home, located in a sought-after location just off Hull Road, with easy access to the York city centre, University of York, local shops and the outer ring road. Also with nearby parks and popular local schools close at hand. This property will appeal to a multitude of buyers including professionals who work at the University, couples, families and buy to let investors, plus developers looking for a project. The accommodation briefly comprises; Entrance vestibule with stairs to the first floor. A door leading to the reception rooms. To the front we find the bay fronted living room with a feature fireplace and French doors take us into the conservatory, with windows looking out over the garden. The kitchen is fitted with a range of shaker style units, opening to the conservatory/extension with French doors out to the garden. A shower/wet room completes the ground floor. From the first-floor landing are three bedrooms, the principal with its own shower cubicle. Outside to the front of the property, there is a gated and hedged lawned sloping garden area leading to the side and the front door. To the rear, we find a garden laid to lawn, with a paved patio area and a garden shed. In summary, this property provides an exceptional opportunity to secure a home where you can add your own personality with easy access to the York city centre, University of York and road networks from the outer ring road. Sold with no onward chain! An early internal viewing is a must!

Barstow Avenue is situated in a popular residential area off Hull Road 1.5 mile east of York City Centre and 0.5 miles north of York University. The area boasts a range of local shops, public houses and sporting facilities and is served by a frequent bus service. The Outer Ring Road (A1237) and the A64 are a further 2.5 miles to the east. The McArthur Glen Shopping Outlet, David Lloyd Gym and York Sports Village are all within easy reach as is access to the A64 and the University of York. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. 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

Double glazed front entrance door to vestibule and radiator*. Stairs leading to the first floor. Door leading to...

Living Room

15' 8" x 10' 11" (4.77m x 3.32m)

Double glazed bay windows to front aspect, feature fireplace with ornate style surround, marble hearth, inset gas fire*, tv point*, ceiling coving, ceiling rose, dado rail and radiator*. French doors opening to the conservatory. Door leading to...

Conservatory

15' 6" x 9' 9" (4.72m x 2.97m)

Double glazed conservatory.

Kitchen

12' 10" x 9' 8" (3.91m x 2.94m)

Fitted kitchen with a range of base and wall mounted units with matching work preparation surfaces over, inset drainer sink with mixer tap, integral appliances include electric oven*, extractor hood*, 5 x gas hob*, double glazed windows to rear and side aspects, under stairs storage and radiator*. Extended with French doors leading to the garden. 11' 6" x 7' 10" (3.50m x 2.39m)

Wet/Shower Room

9' 4" x 5' 0" (2.84m x 1.52m)

White suite comprising: Shower space with electric shower*, pedestal wash hand basin, low level wc, glazed window to front aspect and a cupboard with wall mounted boiler*.

First Floor Landing

Double glazed window to rear aspect, loft hatch and radiator*. Doors leading to...

Bedroom 1

15' 9" x 9' 6" (4.80m x 2.89m)

Double glazed windows to front and rear aspects, picture rail, shower cubical, tv point* and radiators*.

Bedroom 2

14' 1" x 7' 7" (4.29m x 2.31m)

Double glazed windows to front aspect, dado rail, tv point* and radiator*.

Bedroom 3

8' 3" x 7' 9" (2.51m x 2.36m)

Double glazed windows to rear aspect, picture rail, tv point* and radiator*.



Outside

Outside, to the front of the property, there is a gated and hedged lawned garden area with a slope, leading to the side and the front door. To the rear, we find a garden laid to lawn, with a paved patio area and a garden shed.

Agents Note

Epc rating D. Council tax band B.

Broadband supplier: Sky.

Broadband speed: Not connected.

Water supplier: Yorkshire Water.

Gas supplier: Eon Next.

Electricity supplier: Eon Next.



[Find an energy certificate \(/\)](#)English | [Cymraeg](#)

Energy performance certificate (EPC)

20 Barstow Avenue
YORK
YO10 3HE

Energy rating

D

Valid until:

14 October 2035Certificate
number:**9174-3955-8200-8735-6200****Property type**

Semi-detached house

Total floor area

80 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).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Bishops Personal Agents

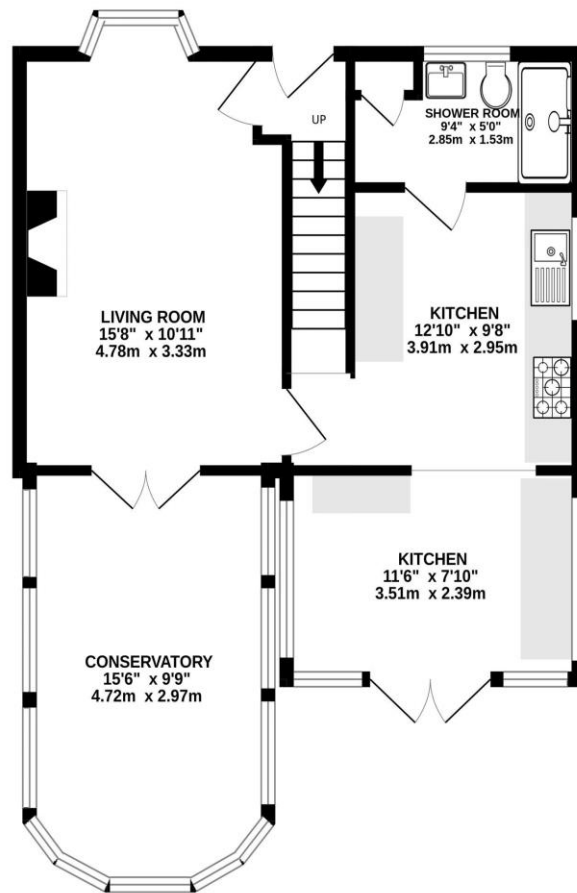
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

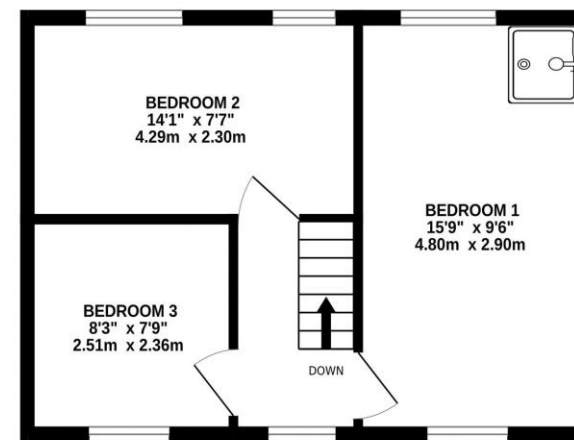
paul.atkinson@bishopspace.com

www.bishopspace.com

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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