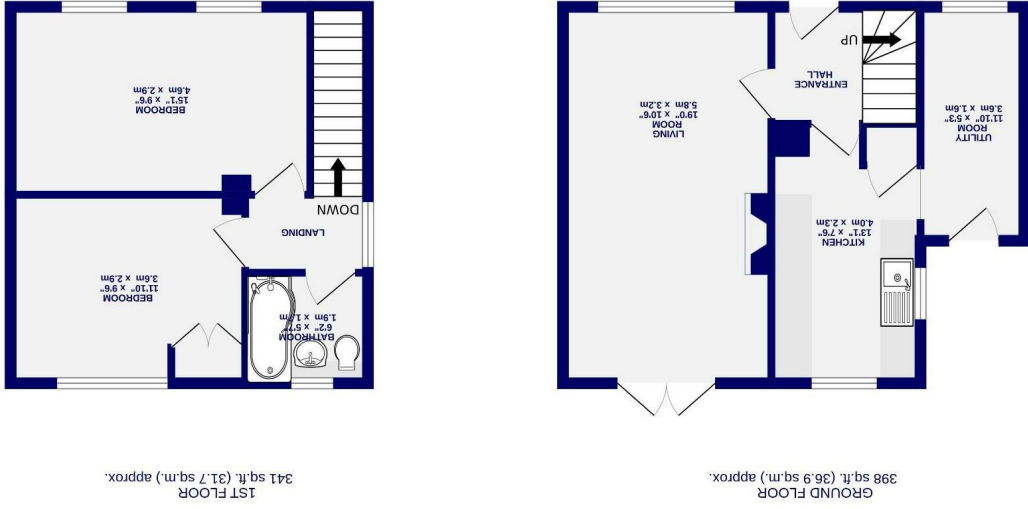


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Barkston Avenue, York, YO26 5BA
 Freehold
 Council Tax Band - A

- Semi Detached House
- Two Double Bedrooms
- Large Corner Plot
- Driveway & Detached Garage
- Garden To Three Sides
- Potential For Extension Or Separate Dwelling Subject To Planning
- EPC D



TOTAL FLOOR AREA: 738 sq. ft. (68.6 sqm.) approx.

When every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is intended that the measurements will form part of the overall floor area and responsibility is taken for any discrepancy or inaccuracy. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The plan is for information only and does not constitute an offer. The plan is for information only and does not constitute an offer. The plan is for information only and does not constitute an offer.



Barkston Avenue
, York
YO26 5BA

£250,000



This modernised two bedroom semi detached house sits on a large corner plot, offering excellent potential for future development, subject to the necessary planning permissions.

Located between Barkston Avenue and Barkston Grove, the property is ideally positioned for commuters to Leeds or Harrogate, with easy access to the outer ring road and a wide range of local amenities.

The accommodation comprises, on the ground floor, a welcoming entrance hallway leading to a modern kitchen with pine-effect units, granite-effect worktops, and a range of integrated appliances. The spacious dual-aspect living/dining room is filled with natural light and features French doors opening onto the rear garden, along with a charming feature fireplace. A utility room completes the ground floor layout.

Upstairs, there are two generous double bedrooms and a contemporary three-piece family bathroom.

Externally, the east-facing rear garden features a patio area and a detached garage. The surrounding garden, which extends on three sides, provides scope for extension or even the addition of a separate dwelling, subject to the necessary planning permissions.

Council Tax Band- A

