



Barkston Avenue

York

YO26 5BA

£325,000



Positioned in the ever-popular area of Acomb, to the west of York, this well-presented four bedroom semi-detached family home offers spacious and versatile accommodation set over three floors, all within easy reach of excellent local amenities. Acomb provides a wide range of shops, cafes and everyday conveniences, along with regular bus links to York city centre and the railway station, making it an ideal choice for families and professionals alike.

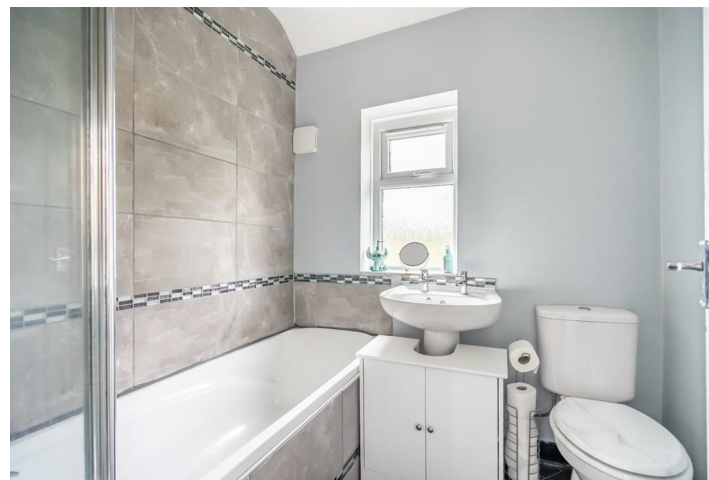
Upon entering, it is immediately clear that the home is well maintained and immaculately presented. The accommodation opens into an entrance hall, with a generous family living room positioned to the right. Sliding doors open into the wonderful conservatory, creating additional living space filled with natural light.

The kitchen is positioned to the centre of the home and, along with the utility room, offers ample storage with an array of wall and base units. To the rear, the conservatory is a true highlight, spanning across the width of the property and providing a versatile space ideal for dining, entertaining, family living or relaxing, with seamless access to the generous rear garden for indoor-outdoor living.

The first floor offers a double bedroom set to the rear and a single bedroom to the front, ideal as a nursery or home office. A modern house bathroom with shower over the bath completes this floor. To the top floor are two further bedrooms, both enjoying lovely garden views, along with a convenient separate WC.

Externally, the property benefits from off-street parking for multiple vehicles to the front, while to the rear is a delightful garden with a raised patio seating area, perfect for relaxing or entertaining.

This is a fantastic opportunity to acquire a spacious and versatile family home in a popular residential setting.

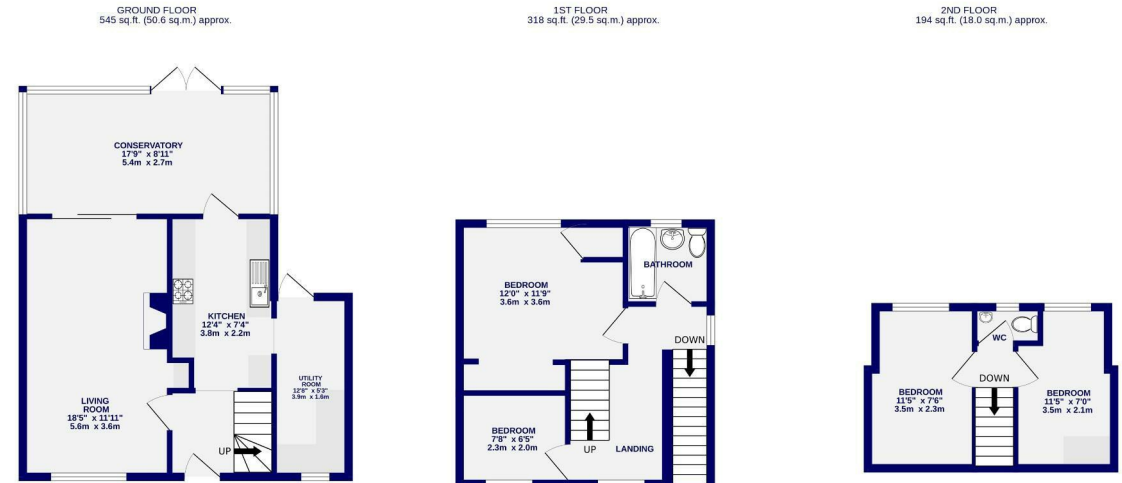




# Barkston Avenue York YO26 5BA

Freehold  
Council Tax Band - A

- Four Bedroom Semi Detached Family Home
- Spacious Accommodation Across Three Floors
- Popular Acomb Location West Of York
- Bright Living Room And Large Conservatory
- Close To Amenities And Bus Links To York Centre
- Kitchen And Utility With Ample Storage
- Modern House Bathroom Plus Separate WC
- Generous Rear Garden With Raised Patio
- Driveway Parking For Multiple Vehicles
- EPC D



TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area 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.  
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