



44 Barlow Street,  
York, North Yorkshire YO26 5HP

Guide Price £247,500

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale a well-presented, two-bedroom mid terraced house, with lots of charming features, just a short stroll to the local Acomb shopping precinct and situated with easy access to the outer ring road and within easy walking distance of local shops, popular schools and West Bank Park, plus there are also bus routes close by to the York city centre and the railway station. Ideal for a multitude of buyers including first time buyers, professional couples and those who commute into York and afar, this property will be very popular. Benefitting from gas central heating and full double glazing. The accommodation briefly comprises: Entrance hallway with glass panel doors leading to the reception rooms. To the front we find the cosy living room with a feature ornate cast iron fireplace and built in cupboards. Opening under the stairwell, passing under stairs storage, to the spacious dining room, with ample space for a table and chairs and with a further feature ornate cast iron fireplace as a focal point. Then onwards into a fitted kitchen with a range of cottage style cupboards, the inner lobby and a modern fitted bathroom completes the ground floor. To the first floor are two double bedrooms, the principal with its own cloakroom/wc and built in wardrobes. To the rear of the house is a walled courtyard with rear gated access, just right for outside entertaining and a brick outbuilding. An early viewing comes highly recommended not to miss out on this fabulous home in Acomb.

**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 door to hallway and radiator\*. Stairs to first floor. Glass panel doors leading to...

### Living Room

10' 5" x 9' 9" (3.17m x 2.97m)

Double glazed window to front aspect, feature ornate cast iron fireplace, wood surround, tiled insets, gas fire\*, alcove cupboards and shelving, ceiling coving, tv point\* and radiator\*. Opening to...

### Dining Room

13' 2" x 10' 11" (4.01m x 3.32m)

Double glazed window to rear aspect, feature ornate cast iron fireplace wood surround, tiled insets, gas fire\*,alcove cupboards and shelving, ceiling coving and radiator\*. Door leading to...

### Kitchen

10' 11" x 7' 0" (3.32m x 2.13m)

The kitchen is fitted with a range of wall and base units under matching worktops, inset sink with mixer tap, electric oven\*, 4 x gas hobs\*, extractor fan\*, plumbing for a washing machine\*, double glazed window to side aspect and radiator\*. Door leading to...

### Inner Lobby

Wall mounted boiler\* and space for a fridge. Door leading to...

### Bathroom

7' 8" x 5' 9" (2.34m x 1.75m)

Bathroom fitted with a white suite, comprising: Bath with mains shower over\*, pedestal wash hand basin and low level wc set in a vanity unit, double glazed window to side aspect and heated rail\*.

### First Floor Landing

Doors leading to...

### Bedroom 1

13' 2" x 11' 0" (4.01m x 3.35m)

Double glazed window to rear aspect, built in wardrobes, ceiling coving and radiator\*. Cloakroom with low level wc and a sink.

### Bedroom 2

13' 2" x 10' 6" (4.01m x 3.20m)

Double glazed window to front aspect, ceiling coving and radiator\*.

### Outside

To the rear of the house is a walled courtyard with rear gated access, just right for outside entertaining and a brick outbuilding.



### Agents Note

Epc rating D, Council tax band B.

Broadband supplier: Vodafone full fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Fuse Energy.

Electricity supplier: Fuse Energy.

A car has been removed from the main photo.





## Energy performance certificate (EPC)

44 Barlow Street  
YORK  
YO26 5HP

Energy rating

**D**

Valid until:

11 May 2032

Certificate number:

9821-3016-9205-8272-0204

Property type

Mid-terrace house

Total floor area

77 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**

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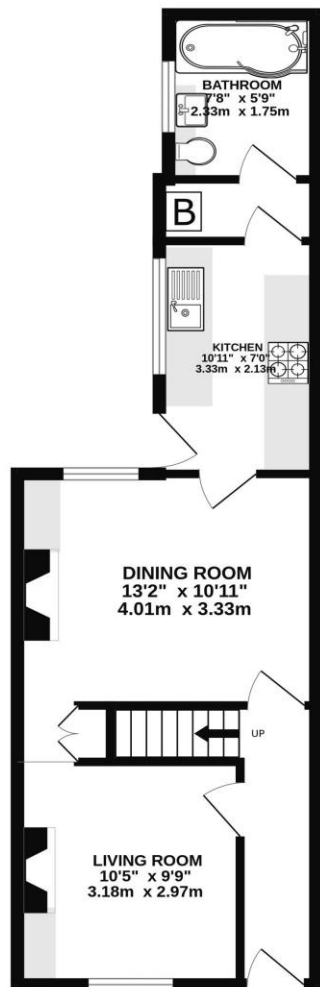
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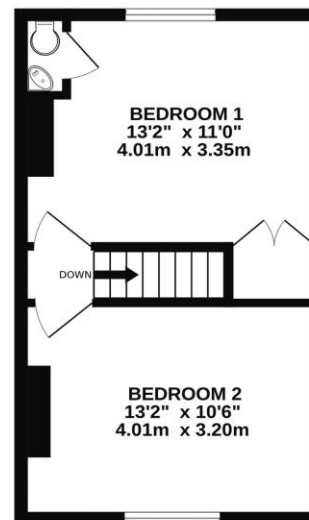
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GROUND FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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