



16 Barlow Street,
York, North Yorkshire YO26 5HP

Guide Price £274,000


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PERSONAL AGENTS

Bishops Personal Agents offer for sale a superbly presented and totally renovated, two-bedroom mid terraced house, 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 purchasers including first time buyers, professional couples, buy to let investors including holiday lets 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 doors leading to the reception rooms. To the front we find the living room with a built-in alcove cupboard. Onwards from the hallway, passing the stairwell, we find the spacious dining room, with ample space for a table and chairs and French doors leading out into the courtyard. Then onwards into a fabulous bespoke fitted kitchen, with a range of contemporary reed green units, with a range of integral appliances and a sky light bathing the space with natural light. A downstairs cloakroom completing the ground floor. To the first floor are two double bedrooms and a modern bathroom. To the rear of the house is a walled courtyard with rear gated access, just right for outside entertaining and a brick outbuilding, ideal for bike storage. Sold with no onward chain! An early viewing comes highly recommended, not to miss out on this fabulous, modernised 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, laminate flooring and radiator*. Stairs to first floor. Doors leading to...

Living Room

11' 6" x 11' 3" (3.50m x 3.43m)
Double glazed window to front aspect, alcove cupboard and radiator*.

Dining Room

14' 5" x 14' 0" (4.39m x 4.26m)
Double glazed French doors to rear aspect, under stairs storage cupboards and radiator*. Opening to...

Kitchen

18' 5" x 6' 10" (5.61m x 2.08m)
Fabulous bespoke kitchen with a range of modern reed green wall, floor and drawer units with matching worktops over, sink unit with mixer taps and breakfast bar. Integrated appliances include, electric oven*, 4 x gas hob* with extractor hood over* and fridge, freezer*. Double glazed windows to side aspect, sky light, plumbing for a washing machine, down lighting and radiator*. Door leading to....



Cloakroom

4' 6" x 2' 6" (1.37m x 0.76m)
Low level wc and a sink with mixer taps.

First Floor Landing

Loft hatch. Doors leading to...

Bedroom 1

14' 11" x 11' 6" (4.54m x 3.50m)
Double glazed window to front aspect and radiator*.

Bedroom 2

14' 3" x 8' 5" (4.34m x 2.56m)
Double glazed window to rear aspect and radiator*.

Bathroom

7' 10" x 4' 11" (2.39m x 1.50m)
Modern white suite comprising; Bath with mixer taps and shower head, pedestal wash hand basin with mixer taps set in a vanity unit, low level wc, extractor fan*, double glazed window to rear aspect and heated towel rail*.



Outside

To the rear of the house is a walled courtyard with rear gated access and a brick outbuilding.

Agents Note

EPC Rating D. Council tax band B.

Broadband supplier: Not Connected.
Broadband speed: Not Connected.
Water supplier: Yorkshire Water.
Gas supplier: British Gas.
Electricity supplier: British Gas.







Energy performance certificate (EPC)

16 Barlow Street YORK YO26 5HP	Energy rating D	Valid until:	31 July 2036
		Certificate number:	0700-7344-0722-3492-3363

Property type	Mid-terrace house
Total floor area	86 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.](#)

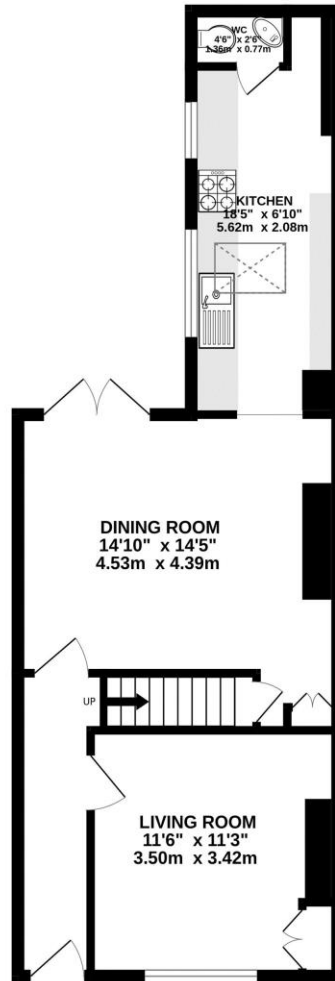
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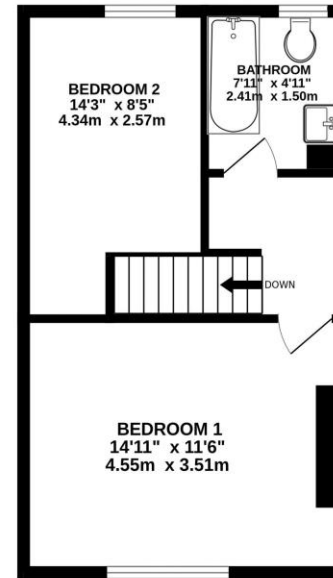
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GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.