



Barkston Avenue , York YO26 5BA

Freehold
Council Tax Band - A

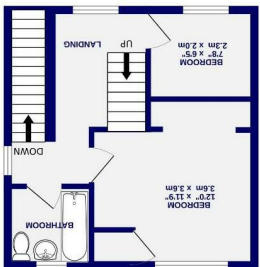
- Four Bedroom Semi Detached Family Home
- Spacious Accommodation Across Three Floors
- Significant Investment Future Proofing the Property
- Bright Living Room And Large Conservatory
- Kitchen And Utility With Ample Storage
- Modern House Bathroom Plus additional second floor WC
- Generous Rear Garden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

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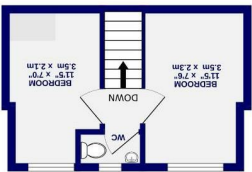
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other details are approximate. It is advised in the plan the quantities will vary and the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operation. Made with Metropix C2026



1ST FLOOR
318 sq ft (29.5 sq m) approx.



GROUND FLOOR
545 sq ft (50.5 sq m) approx.



2ND FLOOR
194 sq ft (18.0 sq m) approx.



Barkston Avenue, , York, YO26 5BA

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, York
YO26 5BA

Offers Over £300,000

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A must-see immaculately presented family home! Upon entering, it is immediately clear that this home has been exceptionally well maintained and thoughtfully improved by the current owners. Significant investment has been made, including a new hot water boiler, upgraded composite front door, new UPVC windows throughout, and improvements to the dormer with a modern fibreglass roof — ensuring the property is both stylish and future-proofed.

The accommodation opens into a welcoming entrance hall, leading to a generous and bright family living room. Sliding doors connect seamlessly to a wonderful conservatory, spanning the width of the property. Featuring an upgraded solid "SuperLite" roof, this versatile space is ideal for dining, entertaining, or relaxing while enjoying views over the garden.

The centrally positioned kitchen offers a range of wall and base units, complemented by integrated appliances including fridge, freezer and dishwasher. A separate utility room provides additional practicality and storage.

To the first floor are two well-proportioned bedrooms — a double to the rear and a single to the front, ideal as a nursery, guest room, or home office. A modern house bathroom with shower over bath completes this level. The second floor hosts two further bedrooms, both benefiting from pleasant garden views, along with a convenient separate WC, making the layout ideal for growing families or flexible living arrangements.

Externally, the property continues to impress, with a driveway to the front providing off-street parking for multiple vehicles. To the rear is a generous garden, featuring a raised patio seating area — perfect for outdoor dining and entertaining.

Situated in the ever-popular area of Acomb, to the west of York, the property is ideally located within easy reach of a wide range of local shops, cafés and amenities, as well as excellent bus links into York city centre and the railway station, making it a fantastic choice for both families and professio

