



16 Barstow Avenue,  
York, North Yorkshire YO10 3HE

Guide Price £259,950

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents present to the market a fantastic opportunity to purchase a superb, recently refurbished two-bedroom end of terrace, located in a sought-after location just off Hull Road, with easy access to the York city centre, University of York, local shops and the outer ring road. Also with nearby parks and popular local schools close at hand. This property will appeal to a multitude of buyers, including professionals who work at the University, first time buyers, families and buy to let investors. The accommodation briefly comprises; Side entrance with handy understairs storage. A door leading to the reception rooms. To the front we find the spacious living room with windows facing three aspects, bathing the room with natural light and looking out over the front garden. From the inner lobby, doors lead us into the brand-new kitchen, which is fitted with a range of modern shaker style units and space for a small table and chairs. We also find a modern shower room and storage cupboard completing the ground floor. A rear door leads out to the garden. The stairs lead up from the inner lobby to the first-floor landing, from where we find two good sized bedrooms, a bathroom with a modern white suite and a separate cloakroom. Outside, to the front of the property, there is a gated pathway leading to the house, with a lawned garden and hedged boundaries. To the rear, we find a garden with a hedged and fenced boundaries, plus a brick outbuilding. Another great thing about this property, is there is lots of potential to extend the house or build a studio in the garden. In summary, this property provides an exceptional opportunity to secure a home, which has been totally refurbished and any buyer can move straight into, with easy access to the York city centre, University of York and local road networks from the outer ring road. Sold with no onward chain! An early internal viewing is a must!

**Barstow Avenue is situated in a popular residential area off Hull Road 1.5 mile east of York City Centre and 0.5 miles north of York University. The area boasts a range of local shops, public houses and sporting facilities and is served by a frequent bus service. The Outer Ring Road (A1237) and the A64 are a further 2.5 miles to the east. The McArthur Glen Shopping Outlet, David Lloyd Gym and York Sports Village are all within easy reach as is access to the A64 and the University of York. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. 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 Lobby

Side entrance door. Door leading to...

### Living Room

15' 8" x 10' 9" (4.77m x 3.27m)

Double glazed windows to the front and side aspects, dado rail, tv point\* and radiators\*.

### Kitchen/Breakfast Room

10' 6" x 9' 5" (3.20m x 2.87m)

Fabulous bespoke kitchen, with an attractive range of base and wall mounted units with matching work preparation surfaces over, inset sink with mixer taps, integral appliances include an electric cooker\*, induction hob\*, extractor hood\* and plumbing for a washing machine\*. Cupboard with wall mounted boiler\*. Double glazed windows to rear aspects and radiator\*. Rear access door to the garden. Door leading to....

### Shower Room

5' 5" x 4' 7" (1.65m x 1.40m)

Comprising; Shower with electric shower over\*, pedestal wash hand basin set in a vanity unit with mixer tap, double glazed window to the rear aspect and heated rail\*.



### Inner Lobby

Built in cupboards and radiator\*. Stairs to the first floor. Doors leading to...

### First Floor Landing

Double glazed window to side aspect and loft hatch. Doors leading to...

### Bedroom 1

11' 9" x 9' 4" (3.58m x 2.84m)

Double glazed window to the rear aspect and radiator\*.

### Bedroom 2

13' 11" x 8' 2" (4.24m x 2.49m)

Double glazed windows to the side and rear aspect, alcove cupboard and radiator\*.

### Bathroom

7' 11" x 7' 2" (2.41m x 2.18m)

Comprising; Bath with mixer tap and shower head attachment\*, pedestal wash hand basin set in a vanity unit with mixer tap, low level wc, double glazed window to the front aspect and heated rail\*.



### Cloakroom

5' 8" x 3' 6" (1.73m x 1.07m)

Comprising; Pedestal wash hand basin set in a vanity unit with mixer tap, low level wc, double glazed window to the side aspect and heated rail\*.

### Outside

Outside, to the front of the property, there is a gated pathway leading to the house, with a lawed garden with hedged boundaries. To the rear, we find a garden with a hedged and fenced boundaries, plus brick outbuilding.

### Agents Note

Epc rating C, Council tax band B.

Broadband supplier: Not connected.

Broadband speed: Not connected.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





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# Energy performance certificate (EPC)

16 Barstow Avenue YORK YO10 3HE	Energy rating <b>C</b>	Valid until:	14 February 2036
		Certificate number:	9120-3059-3202-5386-0204

**Property type**

End-terrace house

**Total floor area**

71 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 C. It has the potential to be C.

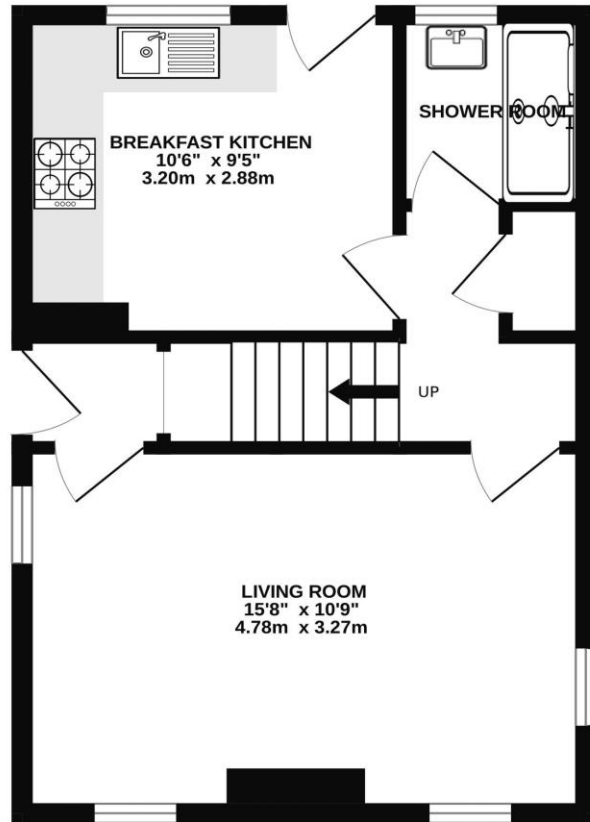
[See how to improve this property's energy efficiency.](#)

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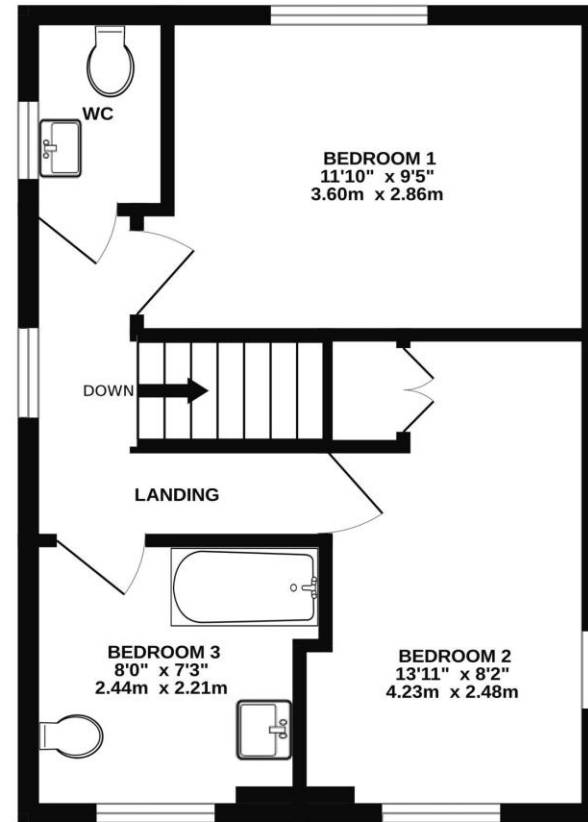
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GROUND FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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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**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.