



25 Barben Avenue, Fulford
YO19 4AP

Guide Price £425,000


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PERSONAL AGENTS

Bishops Personal Agents bring to the market this stylish and immaculately presented three-bedroom detached family home, located in a quiet cul-de-sac in the modern development at Germany Beck, within the highly sought after location of Fulford, well situated with easy access to both York and the outer ring road. Also, within the catchment of the very popular Fulford Secondary School, which was 2025's winner of Comprehensive School of the Year, North, the independent amenities of Main Street as well as The McArthur Glen Shopping Outlet. Plus, there are also bus routes to the York city centre and riverside walks close by. This superb house spread over two floors, has been cherished and updated by the current owners, offering a balance of both immaculate and quality features. This property will be very popular with a multitude of buyers, including singles, professional couples, young families, those looking to retire, plus commuters working throughout the region and at York University. In brief comprises; From the front entrance door into the hallway, with doors leading to the principal reception rooms. To the front, we find the living room and an also a downstairs cloakroom. Then in the heart of the house is a fabulous open-plan, kitchen-living space, the contemporary kitchen, with a range of modern fitted light grey units, with some integrated appliances, plus ample space for a table and chairs. French doors lead out from this flexible living space into the garden. A handy utility room completing the ground floor. From the first-floor landing, are three good-sized bedrooms, all with built in wardrobes, the principal bedroom complete with its own en-suite. There is a handy storage cupboard on the landing and a stylish bathroom. Outside to the front of the house, we find visitors parking and ample off-street parking, with a charging point, leading to the garage, perfect for a car/cycle enthusiast or as a workshop or gym. A side gate gives access into the rear garden, laid to lawn, with a paved patio area, just right for outside entertaining and lots of potential for green fingered buyers to landscape. Another thing is the vendor is willing to negotiate and leave most of the furniture. In summary, this lovely home in the very popular "Fulford Road" area provides an exceptional opportunity to secure a property that is both charming and contemporary. The property will also particularly appeal to those for whom location within this popular area is crucial and easy access to the University, catchment area of Fulford School and the York City centre. Sold with no onward chain! An early internal inspection is highly recommended to fully appreciate this lovely quality home!

Barben Avenue is a residential street situated to the south of York City Centre just off Fulford Road and enjoys plenty of amenities including local shops, Public Houses and a Post Office. 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. For families, the property is in the catchment for several highly regarded Schools. 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 Hall

Front entrance door leads into the hallway with a storage cupboard. Double glazed window to side aspect and radiator*. Stairs to first floor. Doors leading to...

Cloakroom

6' 3" x 4' 7" (1.90m x 1.40m)

Low level wc, sink with mixer taps and radiator*.

Living Room

12' 11" x 11' 3" (3.93m x 3.43m)

Double glazed windows to the front aspect, wall mounted tv point*, telephone point* and radiator*.

Kitchen/Breakfast Room

18' 0" x 9' 4" (5.48m x 2.84m)

Fabulous kitchen with a range of modern light grey wall, floor and drawer units with matching worktops over, steel sink unit with mixer taps, integrated appliances include, electric oven*, 4 x gas hob* with extractor hood over* and dishwasher*. Space for an upright fridge/freezer*, ample space for a table and chairs, double glazed windows and French doors leading to the garden, down lighting and radiator*. Door leading to...



Utility room

6' 4" x 5' 11" (1.93m x 1.80m)

Fitted with a range of wall and base units with matching worktops over and plumbing for a washing machine*, wall mounted boiler* and radiator*. Door leading to the garden.

First Floor Landing

Double glazed window to side aspect and airing cupboard. Loft access. Doors leading to...

Bedroom 1

12' 11" x 10' 7" (3.93m x 3.22m)

Double glazed windows to the front aspect, built in wardrobes and radiator*. Door leading to...

En-suite

5' 11" x 5' 8" (1.80m x 1.73m)

Modern white suite comprising; Walk in shower cubicle with mains shower*, pedestal wash hand basin with mixer taps set on a vanity unit, low level wc, extractor fan*, double glazed window to front aspect and heated towel rail*.



Bedroom 2

9' 8" x 9' 5" (2.94m x 2.87m)

Double glazed windows to the rear aspect, built in wardrobes and radiator*.

Bedroom 3

9' 5" x 8' 1" (2.87m x 2.46m)

Double glazed windows to the rear aspect, built in wardrobes and radiator*.

Bathroom

6' 11" x 6' 1" (2.11m x 1.85m)

Modern white suite comprising; Bath with mixer taps and mains shower over, pedestal wash hand basin with mixer taps set over a vanity unit, low level wc, extractor fan*, double glazed window to side aspect and heated towel rail*.

Garage

18' 1" x 9' 10" (5.51m x 2.99m)

Garage with an up and over door, power/ lighting* and a door to the rear.



Outside

Outside to the front of the house, we find visitors parking and ample off-street parking with a charging point*, leading to the garage, perfect for a car/cycle enthusiast or as a workshop or gym. A side gate gives access into the rear garden, laid to lawn, with a paved patio area, just right for outside entertaining and lots of potential for green fingered buyers to landscape.

Agents Note

EPC Rating B. Council tax band D.

Broadband supplier: Fibre Nest Cable.

Broadband speed: Gigabit connection

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.

There will be a development service charge of £113 per year, once the development is fully complete.





Energy performance certificate (EPC)

25 Barben Avenue
Fullford
York
YO19 4AP

Energy rating

B

Valid until:

25 February 2035

Certificate number:

0310-3626-4020-2325-2971

Property type

Detached house

Total floor area

88 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>).

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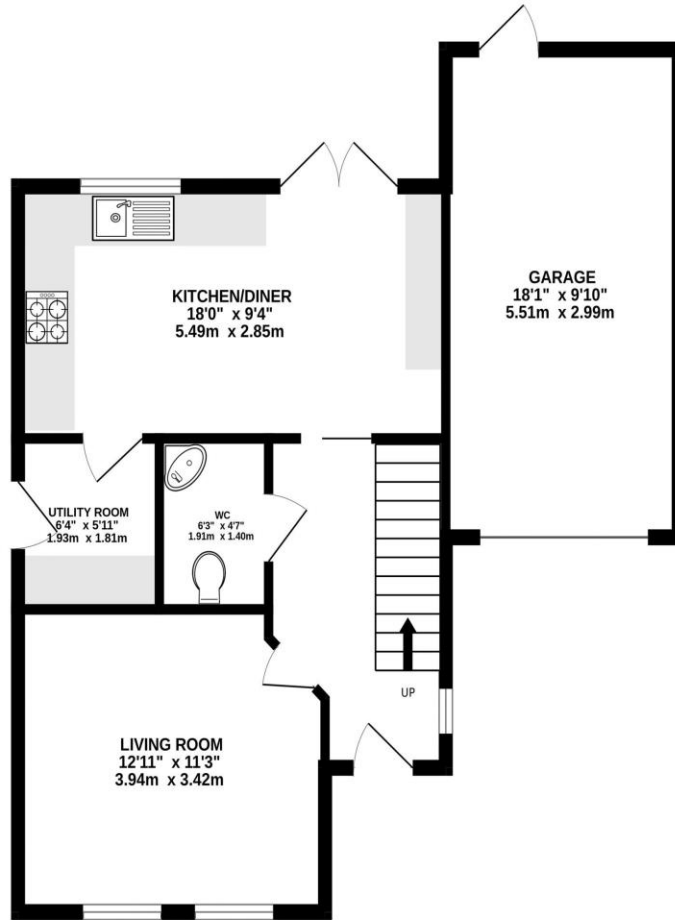
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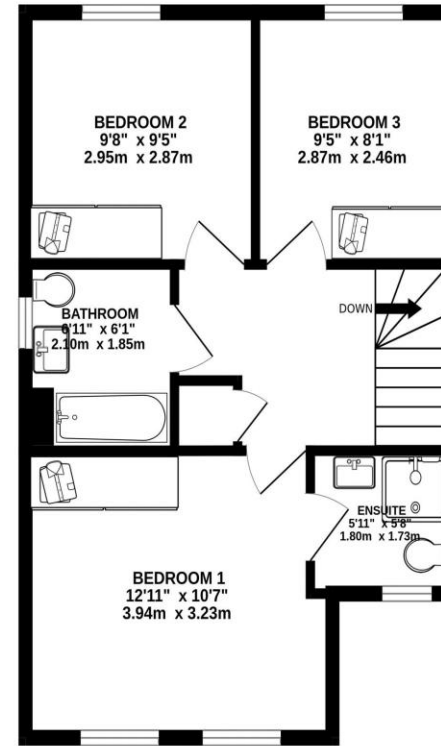
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GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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