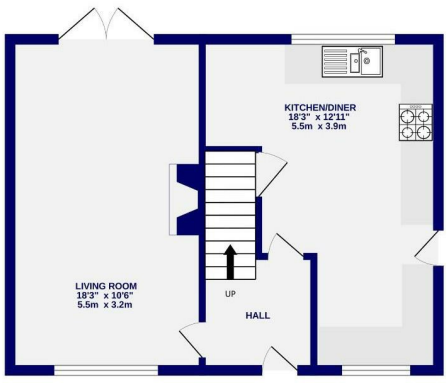
Barkston Grove
, York
YO26 5AU

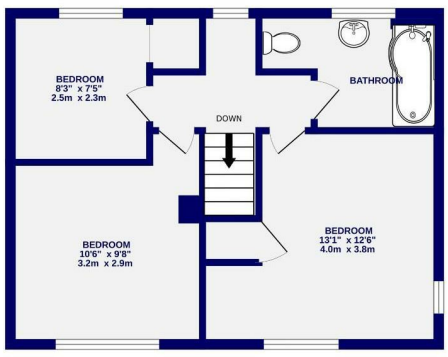
Freehold
Council Tax Band - B

- Well-Presented End Terrace Home
- Three Bedrooms
- Generous Private Plot Popular
- Spacious Family Living Room
- L-Shaped Breakfast Kitchen Diner Two
- Two Generous Double Bedrooms
- Private Established Rear Garden
- Generous Decked Seating Area
- Off-Street Parking
- EPC C

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Offers In The Region Of £275,000

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Ashtons Estate Agents are delighted to offer for sale this well-presented three bedroom end-terrace family home, quietly positioned in a popular residential setting in Acomb, to the west of York. Occupying a generous private plot, the property offers well-proportioned and versatile living space together with a lovely enclosed garden, while being ideally placed for the excellent range of amenities the area has to offer. Acomb provides a wealth of shops, cafés and everyday conveniences, with regular bus services providing easy access to York city centre and the railway station. The location is particularly convenient for families and professionals alike.

The welcoming entrance hall leads into the generous family living room, which enjoys plenty of natural light and features a functioning log burner, creating a warm and inviting focal point. French doors open directly onto the rear garden and decking, creating a lovely connection between the living space and outdoors. The L-shaped breakfast kitchen diner spans the rear and side of the property and is fitted with an extensive range of wall and base units, providing excellent storage and workspace. A dedicated dining area creates a sociable setting for family meals, entertaining or simply relaxing together.

To the first floor are three well-proportioned bedrooms. Two generous double bedrooms are positioned to the front, while the third bedroom to the rear provides useful flexibility as a nursery, home office or occasional bedroom. A modern house bathroom with shower over the bath completes the accommodation.

Externally the property benefits from off-street parking to the front, with a lawned garden, pathway to the entrance and established hedging providing a good degree of privacy. The rear garden is a particular highlight, offering a lovely private space with established planting and a generous decked seating area, ideal for outdoor dining, entertaining or simply enjoying the sunshine.