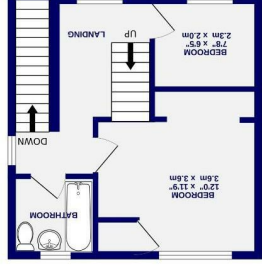
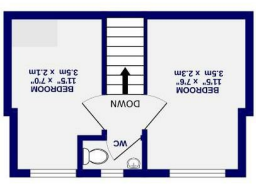


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- 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

Freehold
Council Tax Band - A

Barkston Avenue,
York,
YO26 5BA



TOTAL FLOOR AREA: 1057 sq ft (98.2 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It should be noted that the floorplan does not show the location of the central heating and appliances shown there have not been tested and no guarantee as to their operation. The floor area and responsibility is taken for any error, omission or mis-statement. This plan is for information only and should not be used for any mortgage application. The services, systems and appliances shown there have not been tested and no guarantee as to their operation. Made with Metropix 3.0.028



Barkston Avenue

, York

YO26 5BA

Offers Over £300,000



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 professionals.

