



Barkston Avenue, York, YO26 5BB

- Two Double Bedrooms
- Large Rear Garden
- Popular Residential Location
- Spacious Living Room
- Ample Off Street Parking
- Council Tax Band A

£260,000



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DESCRIPTION

A well-presented two-bedroom semi-detached home to the west of York, offering spacious accommodation, generous gardens and ample off-street parking. Ideal for first-time buyers, young families and investors, the property has been modernised in parts and is ready to move into with scope to personalise further.

The ground floor features an entrance hall, a bright living room with sliding doors to the rear garden, and a fitted kitchen with a range of wall and base units plus access to a useful utility area with doors to both the front and rear.

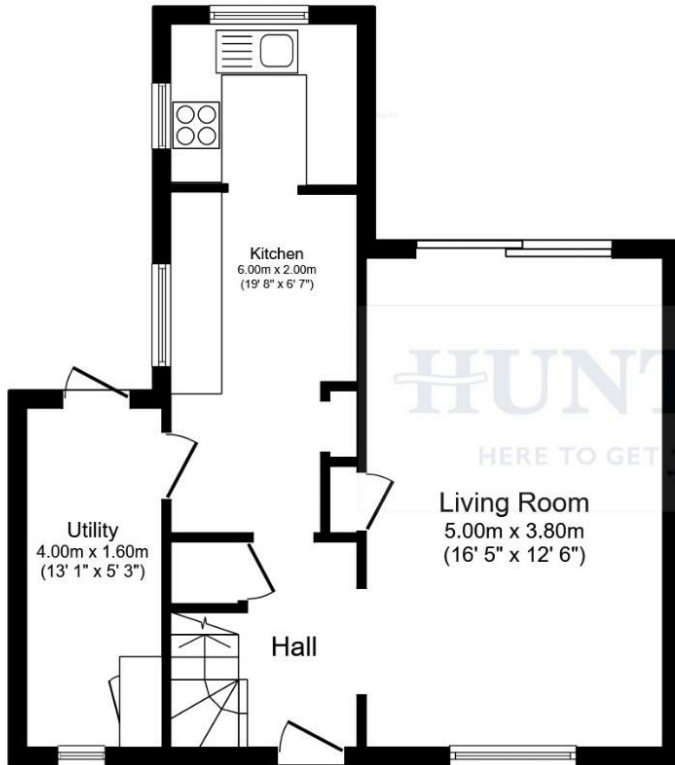
To the first floor are two well-proportioned double bedrooms, each with fitted storage, and a modern house bathroom with a three-piece suite.

Externally, the property enjoys a generous enclosed rear garden with scope for landscaping and outdoor entertaining, along with a timber shed. To the front is a substantial gravelled driveway providing excellent off-street parking.

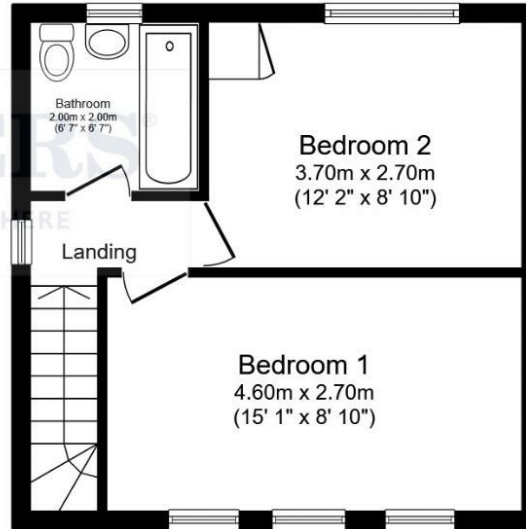
Situated within easy reach of York city centre, local shops, schools and transport links, this is an excellent opportunity to acquire a spacious home in a convenient and well-connected location.







Ground Floor



First Floor

Total floor area 79.8 m² (859 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

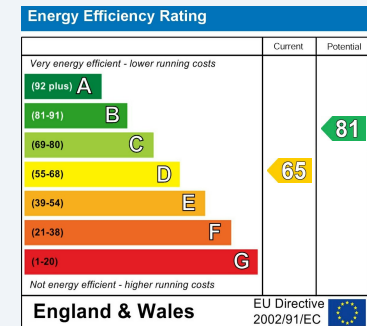
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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