

property on behalf of the vendor.

Whichever system you choose, each needs to fit the **size** of the room, **style** of the decor and **type** of furniture. **TOTAL FLOOR AREA:** 185 sq ft (8.2 sq m). **approx.**

The floor plan shows a rectangular room with a dark blue border. In the top right corner, a rectangular area is labeled "BEDROOM" with dimensions "13'11" x 11'2"" and "4.3m x 3.4m". In the bottom right corner, a rectangular area is labeled "BEDROOM" with dimensions "11'2" x 9'3"" and "3.4m x 2.8m". In the bottom left corner, a circular area is labeled "BATHROOM". A vertical line on the left side of the room has an arrow pointing down, labeled "DOWN". A small circular icon is located in the center of the floor plan.

The floor plan illustrates the layout of the house. The Dining Room is located at the top, measuring 3.5m x 3.06m (11'8" x 10'6"). Below it is the Living Room, measuring 4.3m x 4.3m (14'3" x 13'11"). The Kitchen is at the bottom, measuring 3.4m x 2.3m (11'4" x 7'5"). A central staircase with a black arrow pointing 'UP' is positioned between the Dining Room and the Living Room. The Kitchen includes a sink and a small dining area with a table and four chairs.

- Barlow Street
- Acromb, York
- YO26 5HS
- Freehold
- Council Tax Band - B
- Period Victorian Terrace
- Two Bedrooms
- First Floor Bathroom
- Sought After Location
- Outdoor Store & Shed/Outbuilding
- Ready To Move Into
- No Onward Chain

Barlow Street
Accomb, York
YO26 5HS



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£280,000

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Located in the popular residential area of Acomb, to the west of York, is this beautifully presented Victorian terraced home. Updated and well maintained over the years, the property offers an excellent opportunity for first-time buyers and those seeking a characterful home within easy reach of the varied amenities Acomb Front Street has to offer, along with regular commuter links to York city centre and the train station.

Internally, the property opens into an entrance hall which provides access to the first reception room on the right, currently used as a dining room. This bright and welcoming space benefits from a large window allowing natural light to flood through, along with a feature fireplace, original picture rails and skirting boards. The second reception room is positioned to the rear and is currently used as a living room, offering generous accommodation. Character features have been thoughtfully showcased, including original Victorian cupboards and drawers, a fireplace with electric fire, and a useful understairs nook providing additional storage. To the rear of the property is the fitted kitchen, which offers ample storage by way of Shaker-style wall and base units, along with space for freestanding white goods.

The first floor offers a spacious landing providing access to two double bedrooms, both benefitting from built-in storage. Completing the internal accommodation is a particularly generous three-piece family bathroom with integrated storage.

Externally, the property features a convenient rear courtyard enclosed by brick boundaries, benefiting from a purpose-built shared outdoor dining area and a traditional brick-built store. Sure to be popular due to its presentation, character and location, and offered with no onward chain, early viewing is highly recommended.

Council Tax Band - B

