

- Barkston Grove,
York
YO26 5AU



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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.

