



Cameron Grove, York YO23 1LE

welcome to

Cameron Grove, York

A fantastic opportunity to buy this extended three storey victorian terrace home combining timeless charm with modern convenience. This four bedroom property boasts generous living areas filled with natural light, retaining its wide range of unique period features and character.



Entrance Porch

Stained glass door to front, coving to ceiling, tiled flooring and dado rail.

Entrance Hall

Door to front, coving to ceiling, original tiled flooring, cast iron radiator, dado rail and stairs to the first floor.

Lounge

10' 11" to bay x 10' 8" into recess (3.33m to bay x 3.25m into recess)

Bay sash window to front with wooden shutters, ceiling rose, picture rail, coving to ceiling, ornate fireplace with surround, radiator and Amtico flooring, Through to dining room.

Dining Room

13' x 11' 1" (3.96m x 3.38m)

Open plan into living room, coving to ceiling, sash window with shutters to rear, understairs cupboard, and Amtico wood flooring.

Kitchen

12' 6" x 11' 1" (3.81m x 3.38m)

Fitted shaker style kitchen, matching wall and base units, sink and drainer, Quartz work surfaces, high quality appliances including dishwasher, fridge/freezer and microwave, double oven, 5 ring gas hob, extractor fan, breakfast bar, wet underfloor heating, tiled flooring, two skylights and door to rear to enclosed rear courtyard.

Utility Room

6' 11" x 4' 11" (2.11m x 1.50m)

Window to side, built in storage, Quartz work surfaces, plumbing for washing machine, tiled flooring and wet underfloor heating.

Wet Room

Sash window to side, walk in shower, wc, wash hand basin, extractor fan, spotlights, tiled floor and wet under floor heating.

First Floor Landing

Stairs from ground floor, sash window to side, dado rail, Lincrusta wallpaper and stairs to second floor.

Bedroom One

14' 6" into recess x 11' (4.42m into recess x 3.35m)

Two double glazed windows to front with fitted wooden shutters, stripped back floor boards, fireplace with surround and radiator.

Bedroom Two

13' 1" x 8' 8" (3.99m x 2.64m)

Double glazed window to rear with fitted wooden shutters, stripped back floor boards and radiator.

Bathroom

Double glazed window to rear, panelled bath, shower, wc, wash hand basin, tiled walls and flooring, built in storage and radiator.

Second Floor Landing

Stairs leading to first floor, boarded and insulated under eaves storage, loft access and radiator.

Bedroom Three

11' 6" to wardrobes x 10' 3" plus recess (3.51m to wardrobes x 3.12m plus recess)

Double glazed window to front, built in wardrobes, stripped floor boards and radiator.

Bedroom Four

9' 8" x 7' 7" (2.95m x 2.31m)

Skylight to rear, built in storage, stripped floor boards, exposed beams and radiator.

Rear Exterior

Enclosed low maintenance courtyard with gated access and brick built outbuilding.

Front Exterior

Beautifully presented gated forecourt.

Parking

Resident permit parking



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welcome to

Cameron Grove, York

- VICTORIAN TERRACED THREE STOREY FAMILY HOME
- FOUR GENEROUS BEDROOMS
- MODERN SHAKER STYLE KITCHEN
- SOLID WOOD DOUGLAS PINE WINDOWS THROUGHOUT
- AMTICO WOOD FLOORING

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£615,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR109206 - 0003

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