





4 Campleshon Road
York, YO23 1PE
Offers Over £550,000

 4  5  4 

A freehold property incorporating three 1,2 and 3 bed self contained apartments set in this highly sought after location close to local amenities including the Knavesmire, York Racecourse and "Bishy road" shopping parade. the City Centre and York Rail Station are both within easy walking / cycling distance. With a potential income of £40,000 per annum, these well appointed apartments all have gas central heating, fitted kitchens and bathrooms, spacious living areas and two have private outside space. The property benefits from UPVC double glazing and has four parking spaces to the front. Sure to be of interest to private investors.

4a - 2 Bed Duplex

Living Room

14'10" x 12'2" (4.53m x 3.72m)

Kitchen

10'5" x 8'4" (3.18m x 2.56m)

Bedroom 1

12'2" x 8'4" (3.72m x 2.56m)

Bathroom

6'8" x 5'2" (2.05m x 1.59m)

Bedroom 2

18'1" x 12'9" (5.53m x 3.90m)

En-suite

6'3" x 4'5" (1.92m x 1.35m)

4b - 2/3 Bed Maisonette

Hallway

Kitchen

18'11" x 7'3" (5.77m x 2.21m)

Living Room

12'5" x 7'3" (3.79m x 2.21m)

Dining Room/Bedroom

12'5" x 10'11" (3.79m x 3.33m)

Shower Room





Bedroom
15'1" x 12'9" (4.62m x 3.89m)

Bathroom
10'9" x 4'8", (3.28m x 1.44,)

4c - 1 Bed

Hallway

Living Room
15'8" x 11'8" (4.78m x 3.57m)

Kitchen
10'2" x 4'9" (3.10m x 1.47m)

Bedroom
14'0" x 9'10" (4.28m x 3.01m)

Bathroom
9'10" x 6'10" (3.01m x 2.10m)



FLOOR PLAN

APARTMENT 4a – 2 Bed Duplex

Ground Floor: 480 sq ft. (45.5 sq m.) approx.

1st Floor: 289 sq ft. (26.9 sq m.) approx.

APARTMENT 4b- 2/3 Bed Maisonette

Ground Floor: 480 sq ft. (45.5 sq m.) approx.

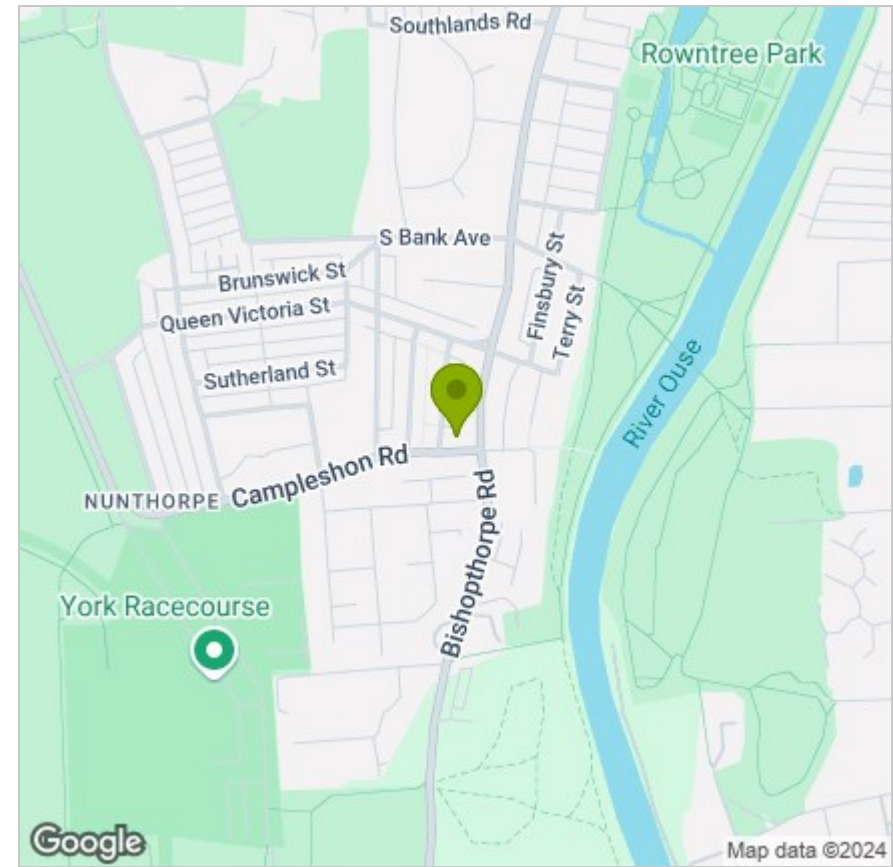
1st Floor: 289 sq ft. (26.9 sq m.) approx.

APARTMENT 4c – 1 Bed

Ground Floor: 542 sq ft. (50.4 sq m.) approx.

DISCLAIMER: These floor plans are provided for information only and do not constitute an offer or contract. The actual construction and dimensions may vary from those shown on the plans. The architect, designer or surveyor shall not be liable for any errors or omissions on the plans. The architect, designer or surveyor shall not be liable for any errors or omissions on the plans.

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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