



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



A fabulous opportunity to purchase three self-contained apartments in this highly sought after location right by York Racecourse, a short walk to a beautiful park and the benefit of the cycle path also nearby. Easy access to the A64, York train station means if transport links are needed to Leeds or London they are readily available. For shopping and socialising you have both the buzzing and thriving community of South Bank, or the city centre both close by and within walking 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. Call Churchills Estate Agents for any more information or to view.

**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)

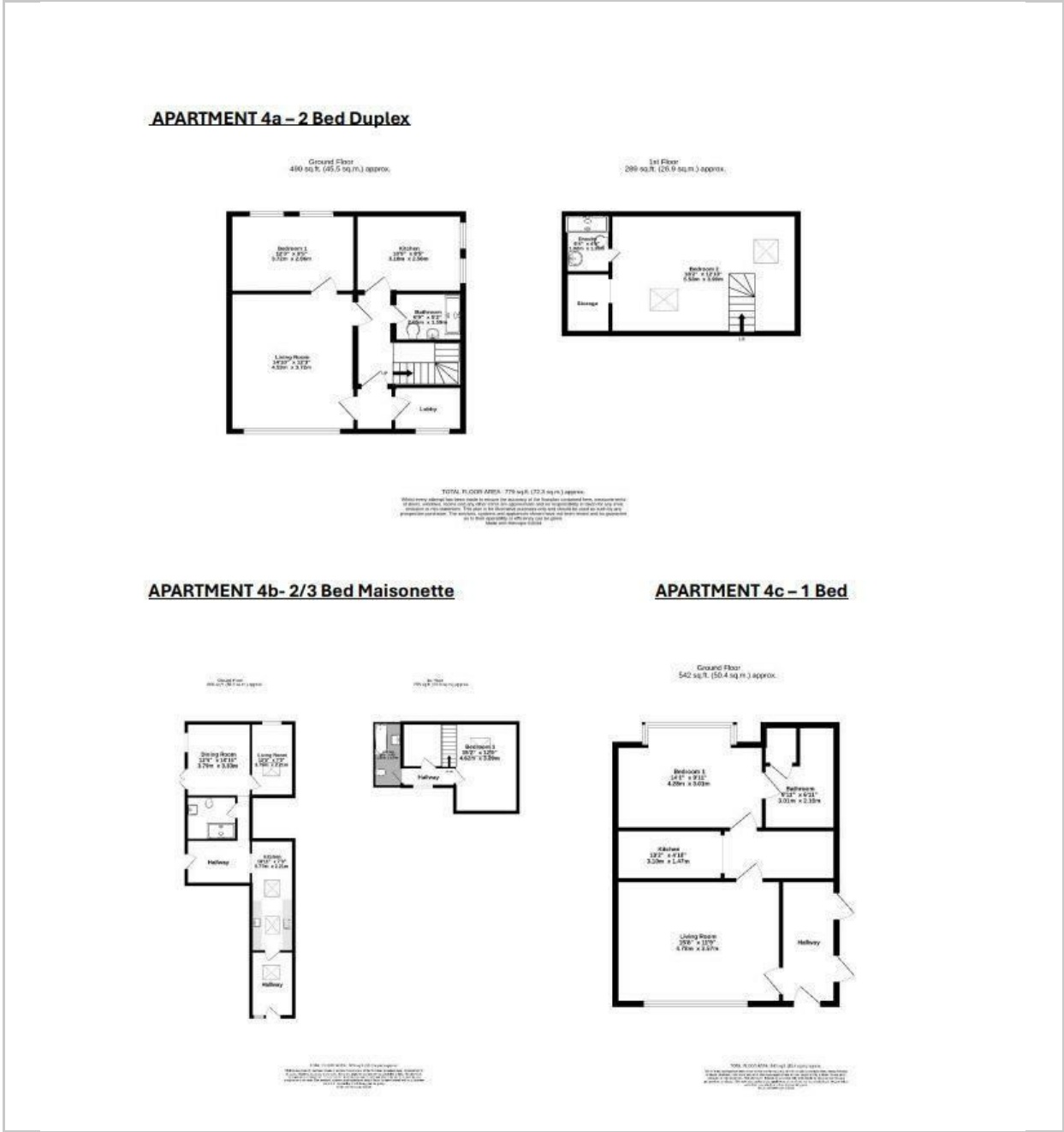
**Kitchen**  
10'2" x 4'9" (3.10m x 1.47m)

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

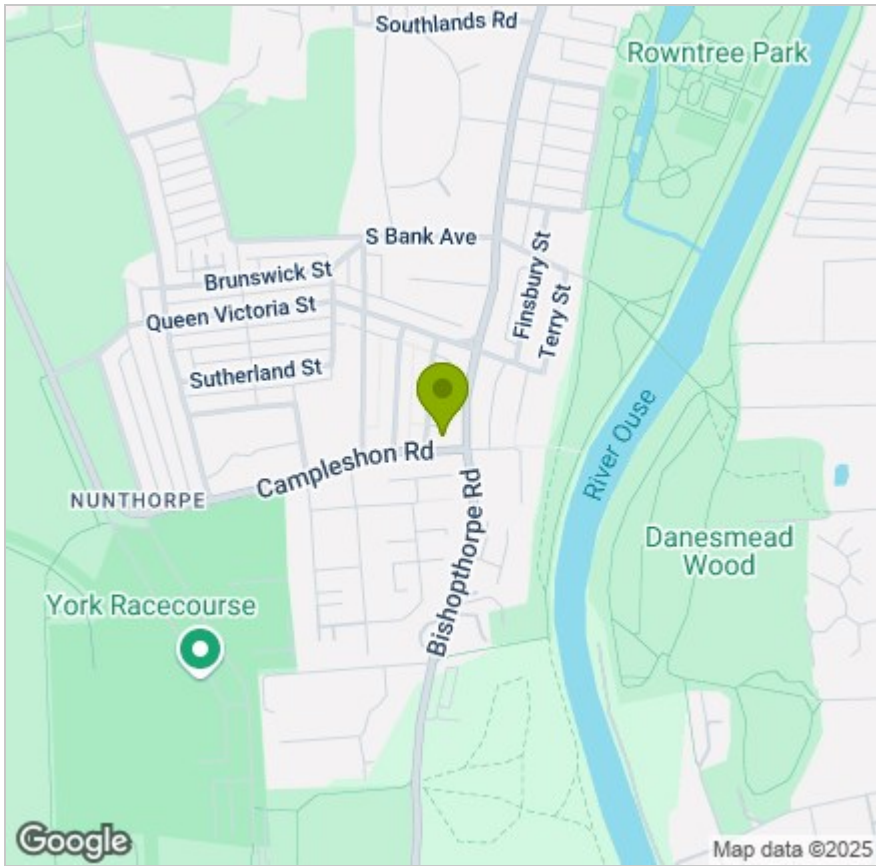
**Bathroom**  
9'10" x 6'10" (3.01m x 2.10m)



FLOOR PLAN



LOCATION



EPC

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

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