



14 Campleshon Road,
York, North Yorkshire YO23 1PE

Guide Price £499,950


BISHOPS
PERSONAL AGENTS

Are you looking for a fabulous three bedroom semi-detached property, with a little twist of imagination and charm in this very popular South Bank location in York? Then come and view this marvellous exceptional home! Just a short stroll from the thriving "Bishy Road" high street, Rowntree Park, the Race course and river side walks to the York City centre. As soon as you walk through the front door you know your looking at something rather special. This stunning house on Campleshon Road has been cherished and updated by the current owners, offering the best in suburban living with a balance of both charming and quality features. Spread over two floors, with its stylish open plan living/kitchen, contemporary bathroom and the opportunity to convert the attic space, this uniquely brilliant property will be incredibly popular with a multitude of buyers, including, couples, commuters, professionals who work in York and those looking to retire. The accommodation briefly comprises; Entrance porch and hallway, with a lovely open staircase and windows letting in lots of natural light. Then opening into the heart of the house, where we find the fabulous open plan living space, featuring a superb fitted kitchen with granite worktops, integral appliances and a breakfast bar. In turn this opens to the sitting area, with a feature multi fuel stove and bi-fold doors open out to the rear courtyard. To the front of this lovely house is the cosy bay fronted living room. A down stairs cloakroom completes the ground floor. The stairwell leads to the first floor landing, from where, three ample sized bedrooms and a fabulous four piece bathroom suite. Outside to the front a walled forecourt, with space for off street parking. Gated access leads to the side and rear of the property, where we find a walled courtyard, just right for outside entertaining, lazy summer evenings and access into the garage, perfect for a car/cycle enthusiast or workshop. In summary, this stylish home in the very popular "South bank" area, provides an exceptional opportunity to secure a property that is both charming and contemporary. This house will also particularly appeal to those for whom location within this popular area is crucial and easy access to the York city centre and station. An internal viewing is strongly recommended, not to miss out on this superb quality home.

Campleshon Road, is in a much sought-after location, within the South Bank area of York. The area also benefits from an excellent range of local amenities, including the very popular shopping parade on Bishopthorpe Road "Bishy Road", Rowntree's Park, the Knavesmire and provides easy access to the A64 and northern ring road. The popular Knavesmire Primary School is just a short walk with further well renowned schools in the area. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance door, double glazed windows to side aspect and radiator*. Open stairs leading to the first floor. Opening to the rear. Doors leading to...

Cloakroom

Contemporary suite in white comprising: Low level wc and double glazed window to side aspect.

Living Room

16' 9" x 11' 2" (5.10m x 3.40m) Into Bay
Double glazed bay window to front aspect, feature fireplace, ceiling rose, tv point* and radiator*.

Kitchen

19' 3" x 12' 10" (5.86m x 3.91m)
Fabulous fitted kitchen with an attractive range of base and wall mounted units with matching granite work preparation surfaces over, breakfast bar, inset sink with mixer taps, integral appliances include electric oven*, electric hob*, extractor hood*, dishwasher*, washing machine*, down lighting, double glazed windows to rear aspect and upright radiators*. Opening to....



Open plan, Living Area

Double glazed bi folding doors to rear aspect, feature fireplace with a multi fuel burning stove*, down lighting and upright radiator*.

First Floor Landing

Double glazed windows to side aspect. Loft Hatch. Doors leading to...

Bedroom 1

17' 1" x 11' 1" (5.20m x 3.38m) Into Bay
Double glazed bay windows to front aspect, down lighting, tv point* and radiator*.

Bedroom 2

12' 8" x 11' 0" (3.86m x 3.35m)
Double glazed windows to rear aspect, down lighting, tv point* and radiator*.

Bedroom 3

11' 7" x 7' 9" (3.53m x 2.36m) Into Bay
Double glazed bay windows to front aspect, down lighting, and radiator*.



Bathroom

7' 10" x 7' 9" (2.39m x 2.36m)
Fabulous suite in white comprising; Bath with mixer taps, shower cubical with mains shower*, wash hand basin set in vanity unit with mixer taps, low level wc, double glazed window to rear aspect, down lighting and heated rail*.

Garage

15' 10" x 8' 5" (4.82m x 2.56m)
Roller door to the front aspect. Door to the side.

Outside

Outside to the front we find the walled forecourt with space for off street parking. Side access gate to the rear. leading to a walled courtyard, perfect for outside entertaining and lazy summer evenings.



Agents Note

EPC Rating C and Council Tax Band C.

Broadband supplier: Virgin Media.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: Eon.





Energy performance certificate (EPC)

14 Campleshon Road YORK YO23 1PE	Energy rating C	Valid until: 24 July 2034
		Certificate number: 2559-3009-6203-6134-3200

Property type	Semi-detached house
Total floor area	97 square metres

Rules on letting this property

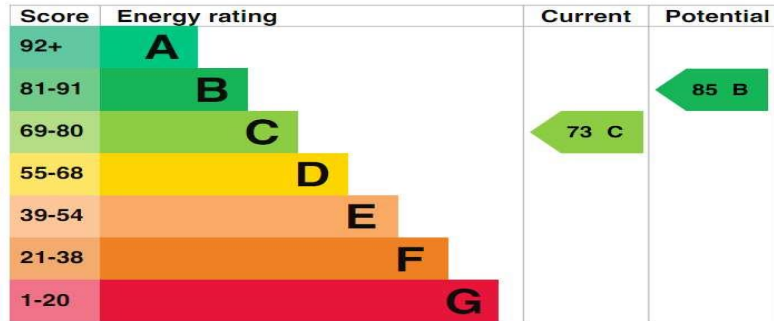
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/2559-3009-6203-6134-3200>

Bishops Personal Agents

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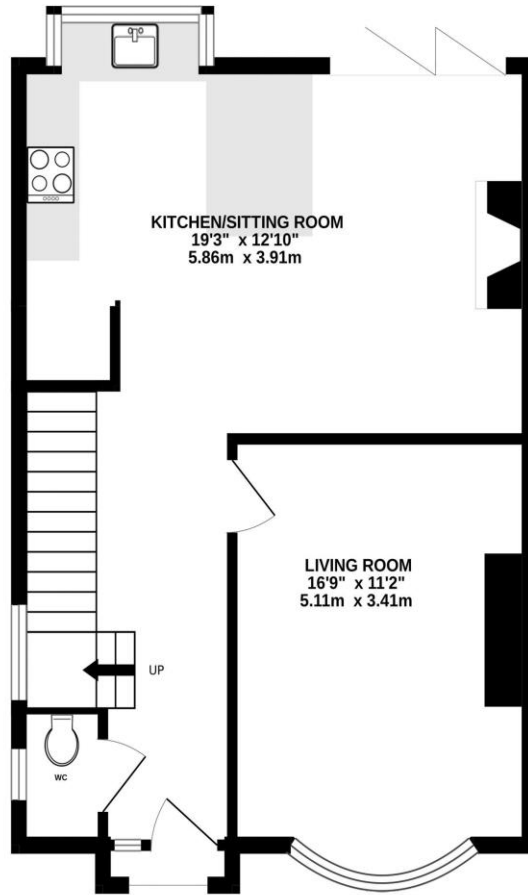
13 Grayshon Drive York North Yorkshire YO26 5RG

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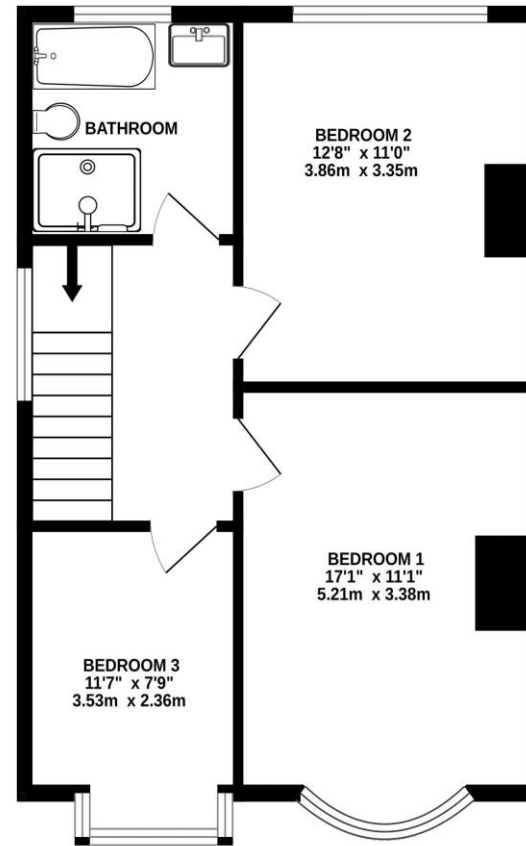
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GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.