

LANCASTER  
SAMMS

4 Cameron Grove, York

York

£495,000





A handsome period semi detached home situated within the popular and vibrant area of Bishopthorpe 'Bishy' Road, with Rowntree Park a stones throw from the house.

The property opens to the front into an entrance vestibule then hallway which in turn accesses both the lounge and kitchen/dining room.

The lounge is situated to the front elevation with attractive bay window and cast iron open fireplace. The dining area has made use of the alcove with built in shelves and cupboard storage and has ample space for a dining table. There is a pitched glass roof and bi-fold doors which create a feeling of space and brings in natural light. Open to the dining area is a contemporary kitchen with matte finish handleless units, with integrated oven, hob surface and extractor, sink and space allocated for undercounted dishwasher and fridge/freezer. Beyond the kitchen is a handy utility room with provisions for washing machine and dryer as well as toilet and sink.

Stairs from the entrance hallway lead to a first floor landing with a large Master bedroom to the front, spanning the width of the house with two front facing windows, along with a second bedroom and study/nursery sharing use of the house bathroom.

There are two further bedrooms on the second floor with a WC.

There is a dwarf wall to the front with small forecourt and footpath to the front door. To the rear is a south facing walled courtyard garden and two outdoor stores including electrics to the first. There is also an outside tap and double electric socket.

In summary, a lovely, modern period home in a sought after location.

#### LOCATION

The immediate area has a thriving range of shops, restaurants, deli's and pubs as well as Rowntree Park offering recreational green space. For the commuter, the Railway Station is within reasonable walking distance, and the Outer Ring Road (A1237), A19 and A64 are within easy reach by car.

EPC Rating: D

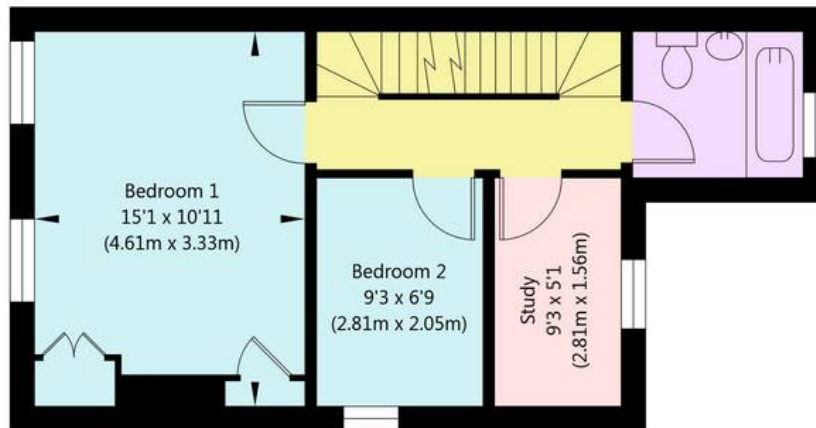
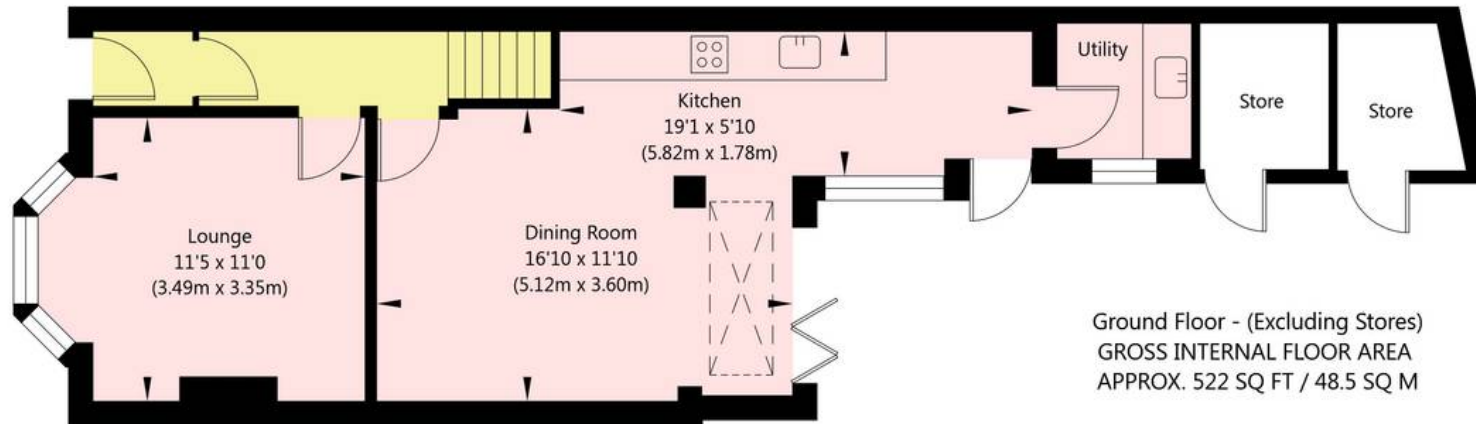




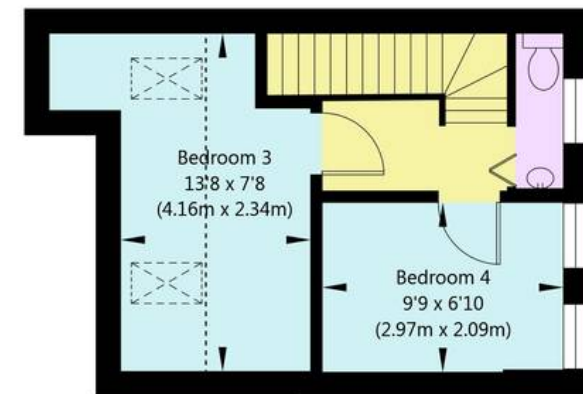




## Cameron Grove, York, YO23 1LE



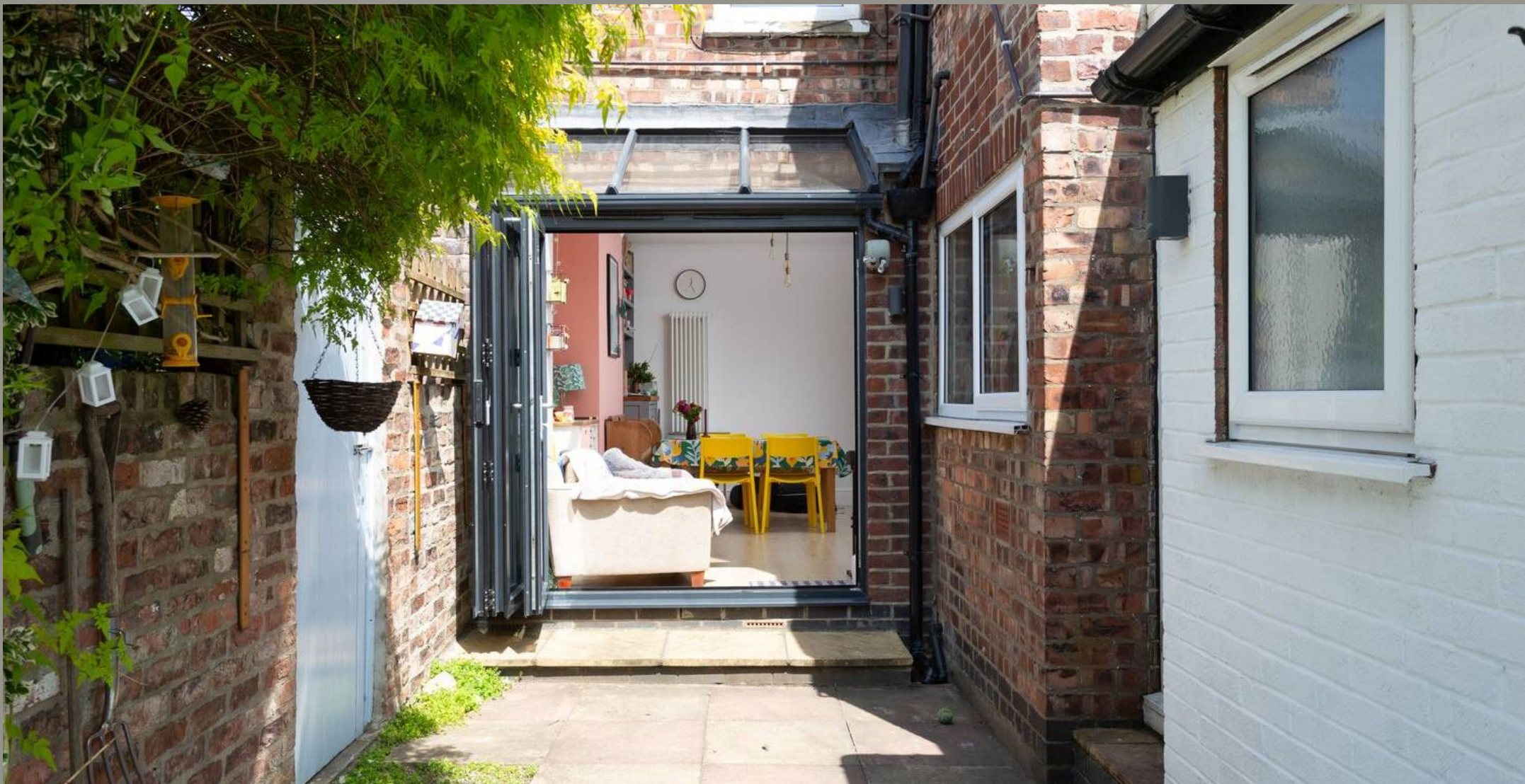
First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 402 SQ FT / 37.32 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 253 SQ FT / 23.52 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1177 SQ FT / 109.34 SQ M - (Excluding Stores)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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