



15 Cameron Grove
York, YO23 1LE
Offers Invited £620,000

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A rare opportunity to buy this fabulous original three storey four bed family home just off Bishopthorpe Road and moments from Rowntree Park. Retaining a wide range of period features and extended to the ground floor, this superb home is not to be missed! Benefiting from nearby amenities as well as a short walk to the River Ouse and Knavesmire Racecourse, the well cared for living accommodation comprises; entrance vestibule, entrance hall with encaustic tiling, through lounge/dining room, modern 'Shaker' style kitchen with side extension and French doors to courtyard, utility room, ground floor shower room, first floor galleried landing, two first floor bedrooms, delightful family bathroom, second floor landing and two further bedrooms. To the outside is a gated front traditional forecourt and rear paved courtyard with brick store and gate to service alley way. Viewing this wonderful property is a must.

Entrance Vestibule

Stained glass door, coving to ceiling, dado rail.

Entrance Hall

Coving to ceiling, dado rail, Lincrusta wallpaper, cast iron radiator, stairs to first floor. Original flooring.

Lounge/Dining Room

Wooden double glazed bay sash window plus small window to front with fitted wooden shutters, ceiling rose, coving to ceiling, picture rail, deep skirting boards, pine door, ornate fireplace with wood and tiled surround, cast iron fireplace. Amtico flooring. Dining area comprising sash window to rear with fitted wooden shutters, ceiling coving, picture rail, cast iron fireplace, understairs cupboard with useful shelving. Amtico flooring, Lincrusta wallpaper.

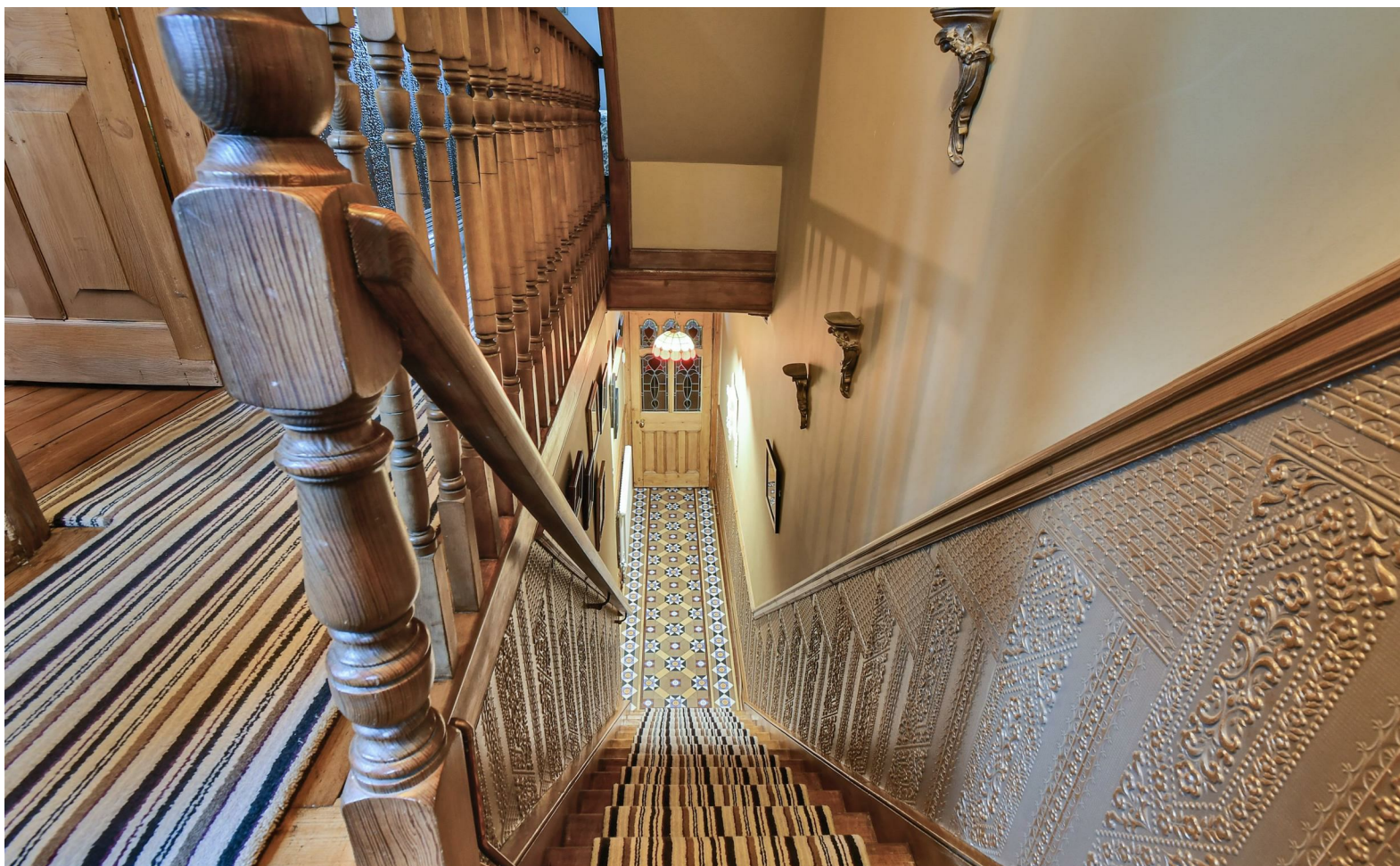
Kitchen

Range of matching base, wall mounted and drawer units with 'Quartz' work surfaces, 2 velux's, French doors to courtyard, BOSCH eye level grill and built in oven, 5 ring gas hob, extractor fan with light, high quality integrated appliances, pull out unit. breakfast island with built-in wine rack, 1 1/2 bowl sink with mixer tap over. Tiled floor with water underfloor heating. Door to:

Utility Room

Window to side, floor to ceiling storage cupboards, 'Quartz' work surfaces with space and plumbing for appliances, cupboard housing boiler. Tiled floor with underfloor heating. Door to:





Wet Room

Sash window to side, walk-in shower area, Burlington sink with hanging rail, Olsen toilet, fully tiled walls. Black and white tiled flooring with water underfloor heating.

First Floor Landing

Wooden double glazed sash window to side, dado rail, Lincrusta wallpaper. Stripped flooring, stairs to second floor. Doors to:

Bedroom 1

Two wooden double glazed sash windows to front with fitted wooden shutters, ceiling coving, ceiling rose, picture rail, black fire with surround, cast iron radiator. Stripped flooring.

Bedroom 2

Wooden double glazed sash window with fitted wooden shutters, cast iron radiator. Stripped flooring.

Bathroom

Frosted wooden double glazed sash window to rear, panelled bath with mixer tap, Burlington sink, Olsen toilet, cast iron fireplace, built in cupboard, fully tiled walls. Tiled flooring with underfloor heating.

Second Floor Landing

Cast iron radiator, stripped stairwell and banister, under eaves storage (boarded and insulated), dado rail. Access to boarded and insulated loft. Doors to:

Bedroom 4

Velux window to rear, built in drawers and cupboards, cast iron radiator. Original floorboards.

Bedroom 3

Wooden double glazed sash window to front with fitted wooden shutters, cast iron radiator, built in wardrobes and drawers. Original floorboards.

Outside

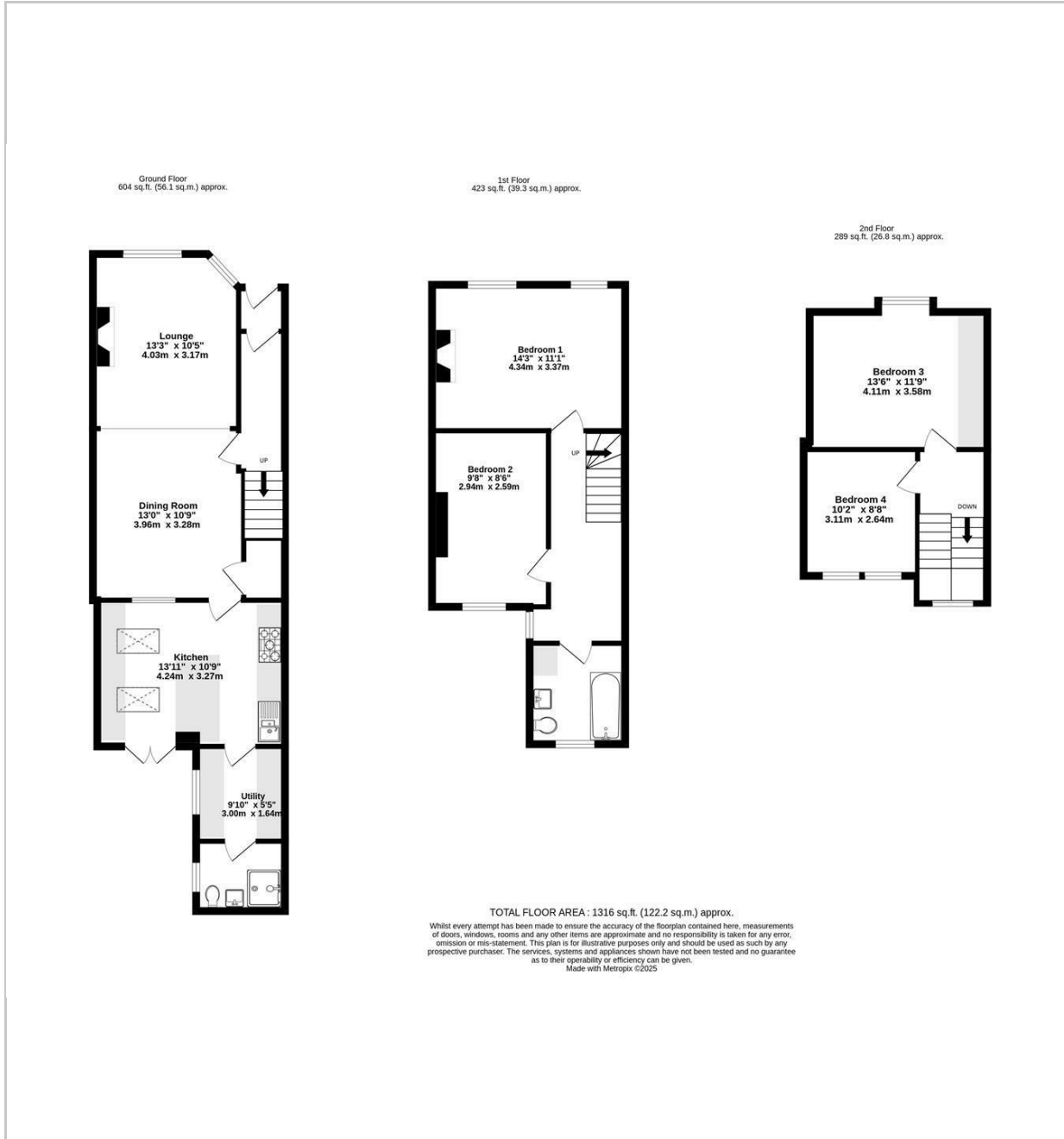
Gated front traditional forecourt and rear paved courtyard with brick store providing secure storage, and gate to service alley way

Agents note

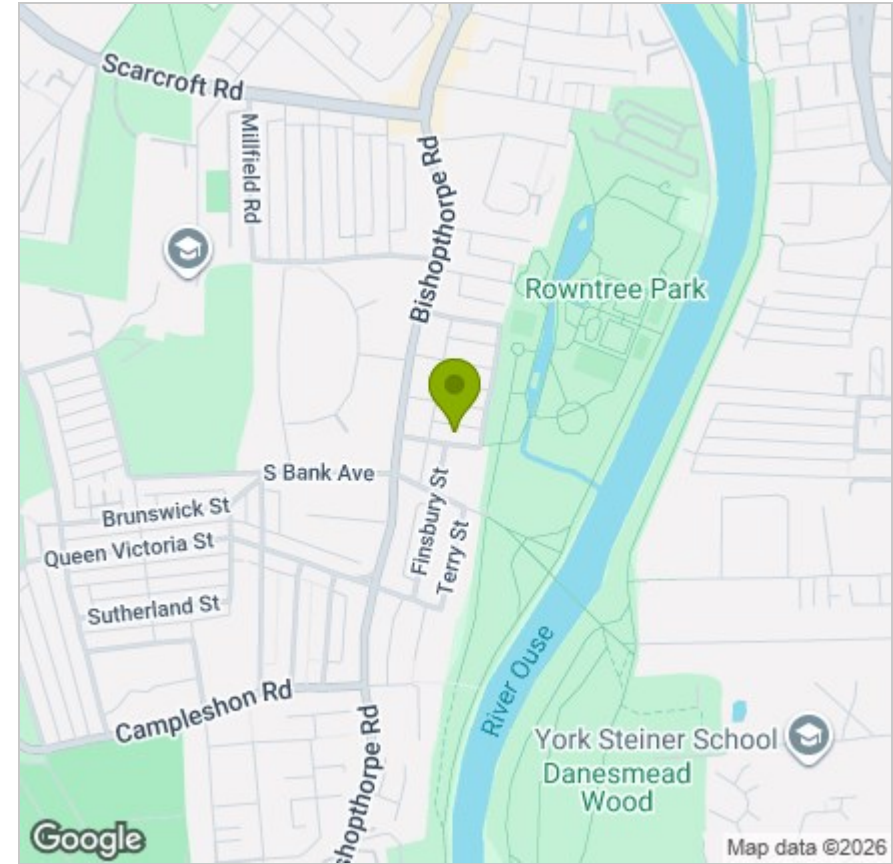
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(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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