



34 Campleson Road
York, YO23 1EY

Guide Price £575,000

 3  1  2  c

A RARE OPPORTUNITY TO PURCHASE A DETACHED HOME WITH LONG REAR GARDEN WITHIN SOUTH BANK CLOSE TO BISHOPTHORPE ROAD, POPULAR SCHOOLS AND PARKS AND MOMENTS FROM THE KNAVESMIRE RACECOURSE.

This superb property is ready to move into with a versatile open plan downstairs and has the potential to extend further.

Benefiting from off-street car parking and views towards Terrys clocktower the well presented living accommodation comprises: entrance hallway, cloaks/w.c., lounge with bay window, 17' kitchen/dining room, utility area, conservatory, first floor landing, 3 first floor bedrooms (2 doubles and 1 good sized single), and three piece shower room.

To the outside is a traditional front garden with brick boundary wall and front gate with off-street parking and rear lawned garden with patio areas, timber storage shed and long lawned garden with timber fenced boundary. Access from the rear could be created.

An accompanied viewing is strongly recommended.

Entrance Hallway

Traditional door, tiled flooring, double panelled radiator, stairs to first floor

Cloaks/w.c.

Opaque uPVC window to side, low level w.c., wash handbasin, laminate flooring

Lounge

14'9" x 12'4" (4.50m x 3.76m)

Bay window to front with uPVC double glazing, double panelled radiator, carpets, power points, coving, picture rail

Dining Area

13'7" x 10'8" (4.14m x 3.25m)

Open fire with surround, double panelled radiator, laminate flooring, power points, door to conservatory/garden room





Kitchen

13'7" x 10'8" (4.14m x 3.25m)
uPVC window to side, fitted wall and base units with counter tops, stainless steel sink and draining board with mixer tap, eye level oven, built in gas hob, space and plumbing for appliances, laminate flooring, power points and spotlights

Conservatory

10'8" x 5'1" (3.25m x 1.55m)
uPVC glazing, door to garden

Utility

uPVC window to rear, plumbing for washing machine, power points, laminate flooring

First Floor Landing

uPVC window to side, carpets power points, loft access

Bedroom 1

14'8" x 12'3" (4.47m x 3.73m)
uPVC bay window to front, fitted wardrobes, double panelled radiator, power points, carpets

Bedroom 2

13'8" x 9'8" (4.17m x 2.95m)
uPVC window to rear, double panelled radiator, carpets, power points, wardrobes

Bedroom 3

10'6" x 7'1" (3.20m x 2.16m)
uPVC window to rear, double panelled radiator, carpets, power points, storage cupboard with gas combination boiler

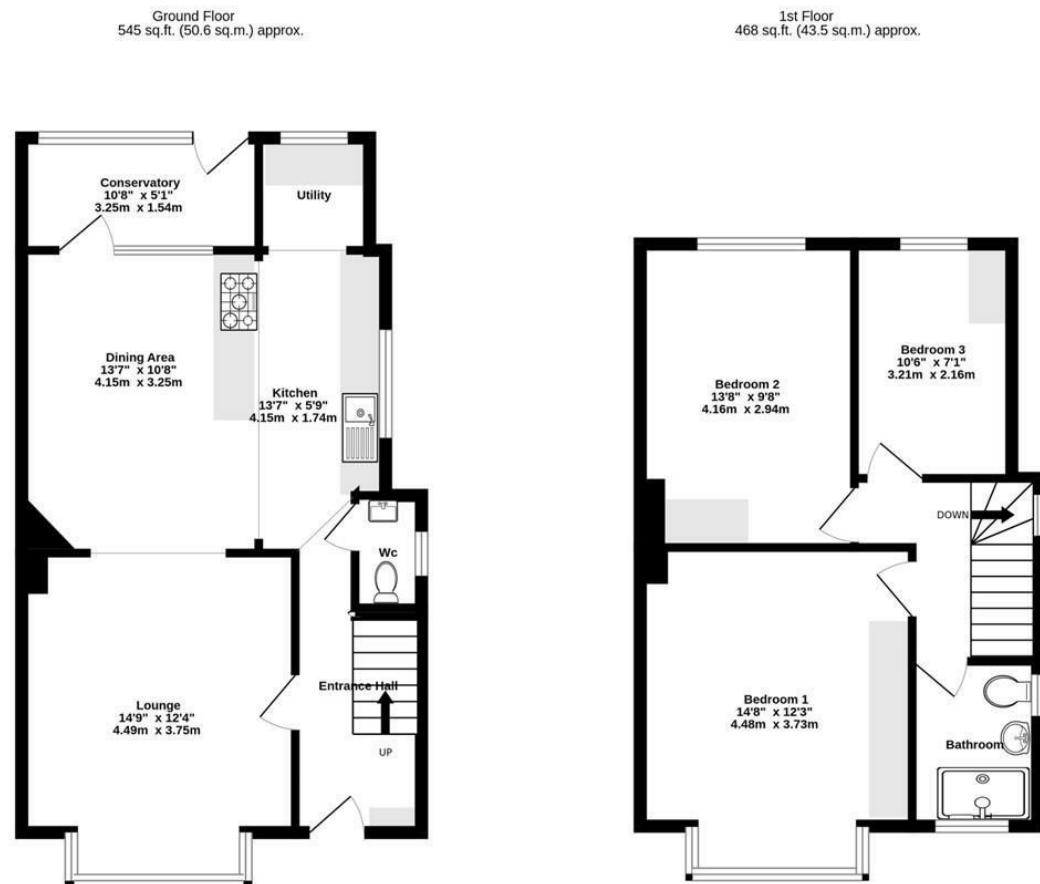
Shower room

Opaque windows to front, and side, low level w.c., walk in Mira shower cubicle, wash hand basin, vinyl flooring, towel radiator

To the outside

Front garden with brick boundary wall with gate, off-street parking, gate for side access, rear lawn, patio, raised beds, timber fenced boundary

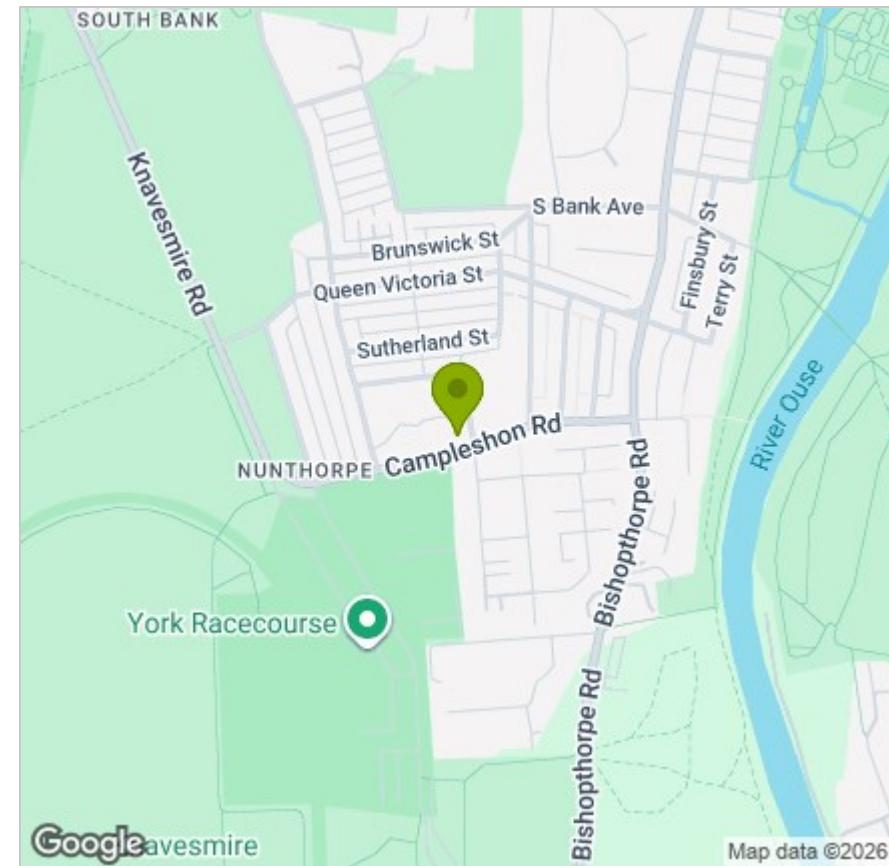
FLOOR PLAN



Whilst every effort has been made to ensure the accuracy of the floorplans 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 not 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.
Made with Metropix CS2028.



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	69
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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