



54 Campleshon Road  
York, YO23 1EY  
**£495,000**

 4  2  2  E

No forward chain!

An exceptional opportunity for families or professional couples seeking a spacious home full of character, within walking distance of the vibrant heart of the city of York. This charming four bedroom three storey end terrace house offers bright and spacious accommodation and is ideally placed in the excellent location of South Bank for access to local amenities, York city centre, transport links including York railway station, excellent schools, shops, coffee shops and restaurants.

Upon entering this beautifully presented property there is a light and bright hallway leading into the principal reception rooms which are at the heart of the home of this impressive dining kitchen complete with integrated appliances with ample space for a dining table, French doors leading into fully enclosed rear courtyard garden, a separate utility room and downstairs WC completes the ground floor accommodation. Upstairs you will find 3 bedrooms, master bedroom with en-suite shower room and family bathroom, to the second floor is a further bedroom in the converted loft.

Outside to the front lies an attractive property sitting proudly behind a low brick boundary wall with cast iron railings. The rear courtyard garden is perfect for al fresco dining or summer barbeques. Low maintenance borders plus fully enclosed boundary walls offering a high degree of privacy. There is also a useful timber shed with power. The property also benefits from uPVC double glazing, gas central heating and is offered with no onward chain and really must be viewed to appreciate this fantastic family home.

### Entrance Vestibule

Panelled glass door leading to;

### Entrance Hall

Parquet flooring, arch feature, picture rail, central heating radiator

### Lounge

Bay window to front, gas fire set in attractive surround, carpeting flooring, coved ceiling, picture rail, TV and telephone points, central heating radiator, double glass door to;

### Sitting Room

Log burner with wooden mantle, coving to ceiling, picture rail, double glazed window to side, shelving to alcove, understairs cupboard, central heating radiator





### **Kitchen/Diner**

Well fitted with an excellent range of wall and base units incorporating roll top work surfaces, tiled splashbacks, integrated gas hob, electric oven, extractor fan, single sink with mixer tap, integrated fridge/freezer, downlights, tiled floor, window to side, doors to rear garden, wood flooring to dining area

### **Utility Room**

Plumbing for automatic washing machine, tiled flooring, central heating radiator, wall mounted boiler, Velux window, roll top work surface, door to;

### **Cloakroom**

Low level WC, wash hand basin with mixer tap over, tiled flooring

### **First Floor Landing**

Original panelled walls, window to rear and side, carpeted flooring, central heating radiator

### **Bedroom 1**

Double glazed window to front and side, central heating radiator

### **En-Suite Shower Room**

Walk-in shower cubicle, wash hand basin, low level WC, extractor fan, double glazed window to side

### **Bedroom 2**

Double glazed window to rear, central heating radiator

### **Bedroom 3**

Double glazed window to side, carpeted flooring, central heating radiator

### **Family Bathroom**

White contemporary bathroom suite comprising of panelled bath with shower over, sink set in vanity unit, low level WC, part tiled walls, extractor fan, double glazed window to side, heated towel rail, spotlights to ceiling

### **Stairs to Second Floor**

### **Bedroom 4**

Double glazed window to rear, under eaves storage, spotlights to ceiling

### **Outside**

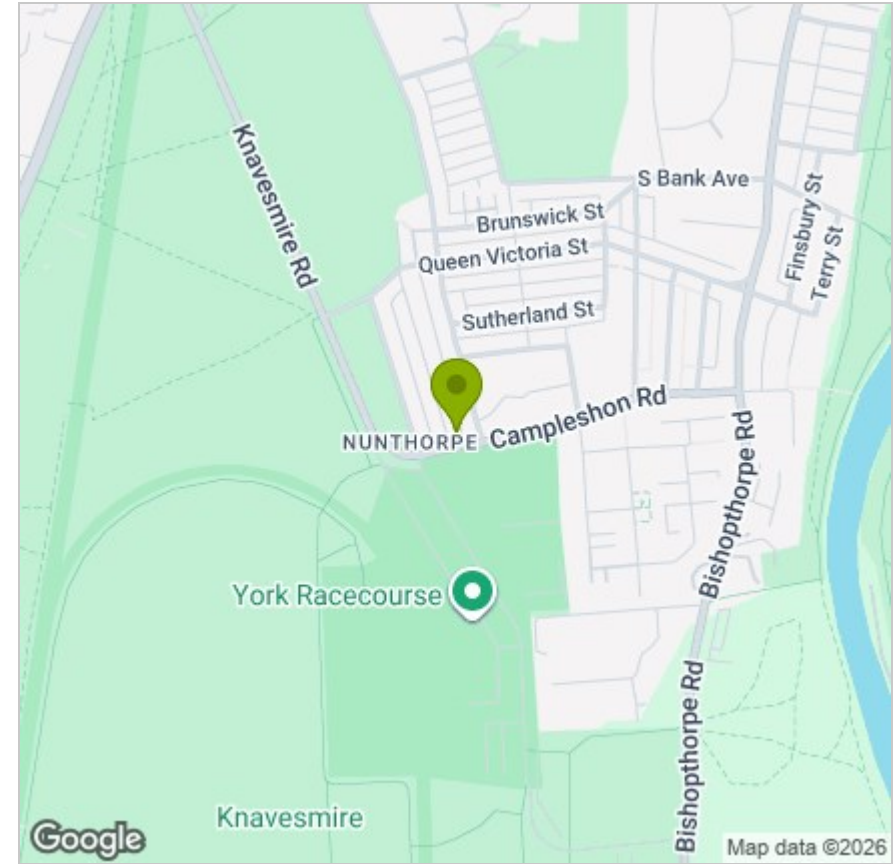
To the front is a forecourt with brick boundary wall with attractive cast iron railings. To the rear is a fully enclosed paved garden with planted borders, timber shed with power, outside tap



# 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>		54	66
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.