



34 Campleshon Road  
York, YO23 1EY  
Guide Price £575,000



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. Benefitting 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 paints, 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

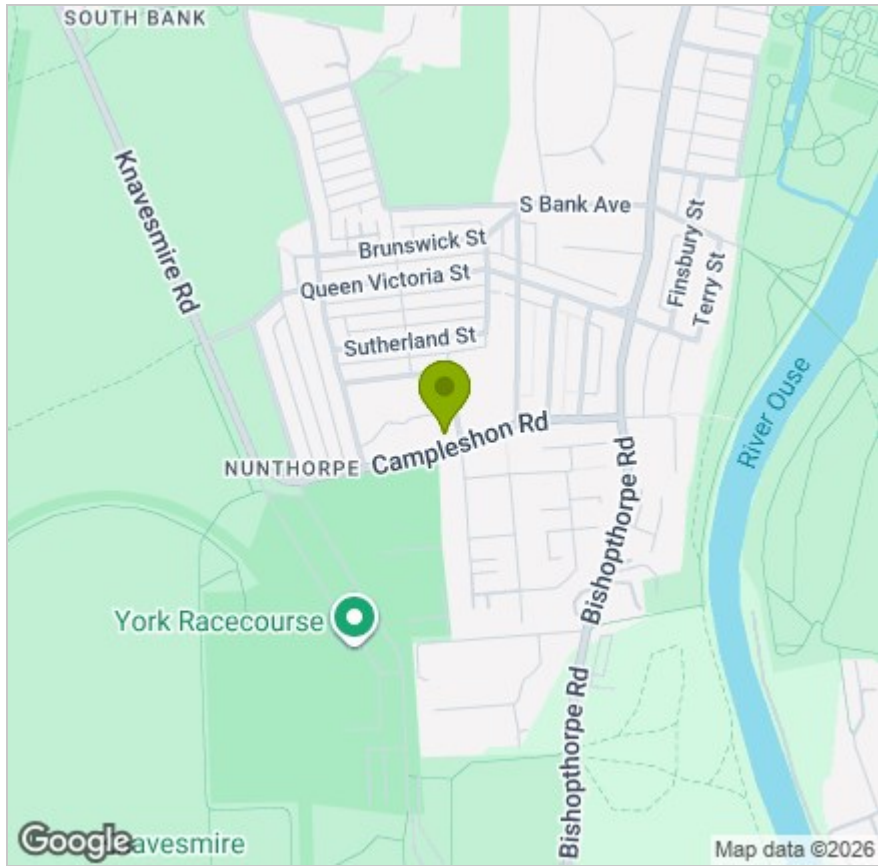
Front garden with brick boundary wall with gate, off-street parking, gate for side access, rear lawn, patio, raised beds, timber fenced boundary



FLOOR PLAN



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>		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.