



3 Cameron Grove
York, YO23 1LE

Guide Price £465,000

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A generously proportioned 4-bedroom mid terraced house - ideal renovation opportunity. A fantastic opportunity to acquire this four bedroom terraced home set over three floors, boasting ample living space and offering excellent potential for improvement and a thoughtful modernisation throughout. With its period charm, this property is perfect for buyers looking to put their own stamp on a home or for investors seeking a project with strong future returns.

Located in this fantastic residential area and conveniently located within easy reach of the popular Bishopthorpe road shops and cafes, schools, York city centre and York railway station.

The accommodation comprises a generous front reception room, a spacious dining room, good sized kitchen, shower room and a further reception room to the rear. Stairs lead to two good sized bedrooms and a shower room, a second stairs lead to two further bedrooms. The property also benefits from a fully enclosed walled courtyard and retains some original features, offering plenty of character and charm.

In need of updating, this property presents a blank canvas for refurbishment and has the potential to become a stylish and comfortable family home.

Priced to reflect the scope for renovation and offered with no onward chain. Contact us today to arrange a viewing.

Agents Notes:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

Entrance Porch

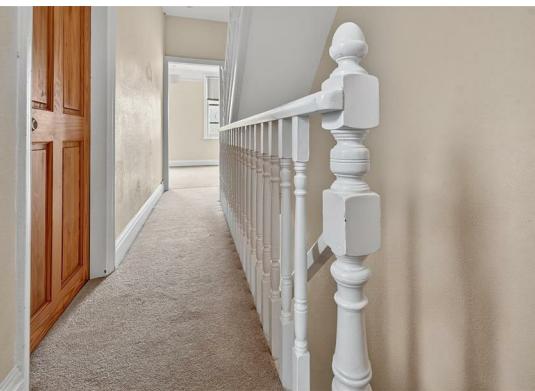
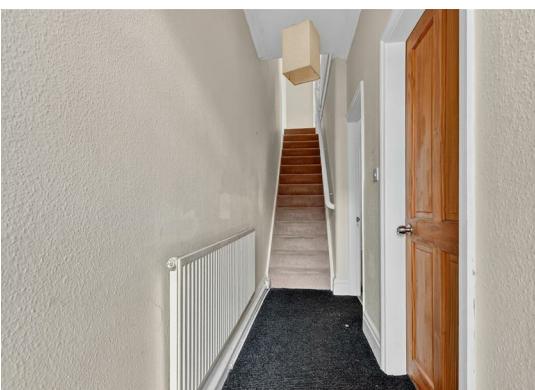
Entrance Hallway

Coving, radiator

Lounge

13'4" x 10' (4.06m x 3.05m)

Sash window to front elevation, fireplace set in an attractive surround, coving, ceiling rose, central heating radiator





Dining Room

12'9" x 10'9" (3.89m x 3.28m)

Sash window to rear elevation, fireplace, coving, ceiling rose, laminate flooring

Kitchen

14'6" x 7'4" (4.42m x 2.24m)

Sash window to side, good range of wall mounted and base units with roll-top work surface, one and a half bowl sink with mixer tap, tiled splashbacks, laminate flooring, plumbing and space for washing machine, understairs cupboard

Reception Room

10'14" x 9'52" (3.05m x 2.74m)

Window to side, central heating radiator,

Shower Room

Window to side elevation, walk-in shower, low level w.c., pedestal wash hand basin, laminate flooring, central heating radiator. Stairs leading to;

First floor landing

Stairs to second floor landing.

Bedroom 1

14'18" x 11'22" (4.27m x 3.35m)

Two sash windows, to front, coving, picture rail, built in cupboards, central heating radiator

Bedroom 2

12'93" x 8'33" (3.66m x 2.44m.10.06m)

Sash window to rear, fireplace, built in cupboard, picture rail, central heating radiator

Second floor Landing

Bedroom 3

12'95" x 11'43" (3.66m x 3.35m)

Sash window to front elevation, central heating radiator

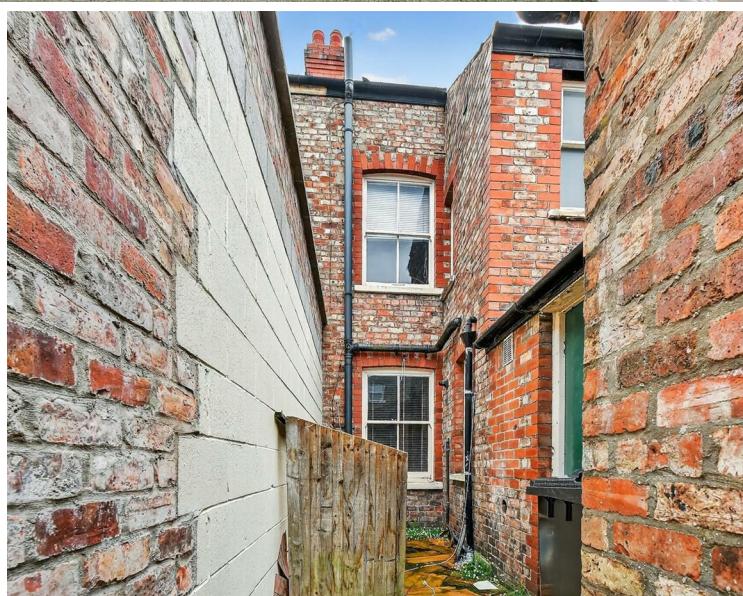
Bedroom 4

7'51" x 8'40" (2.13m x 2.44m)

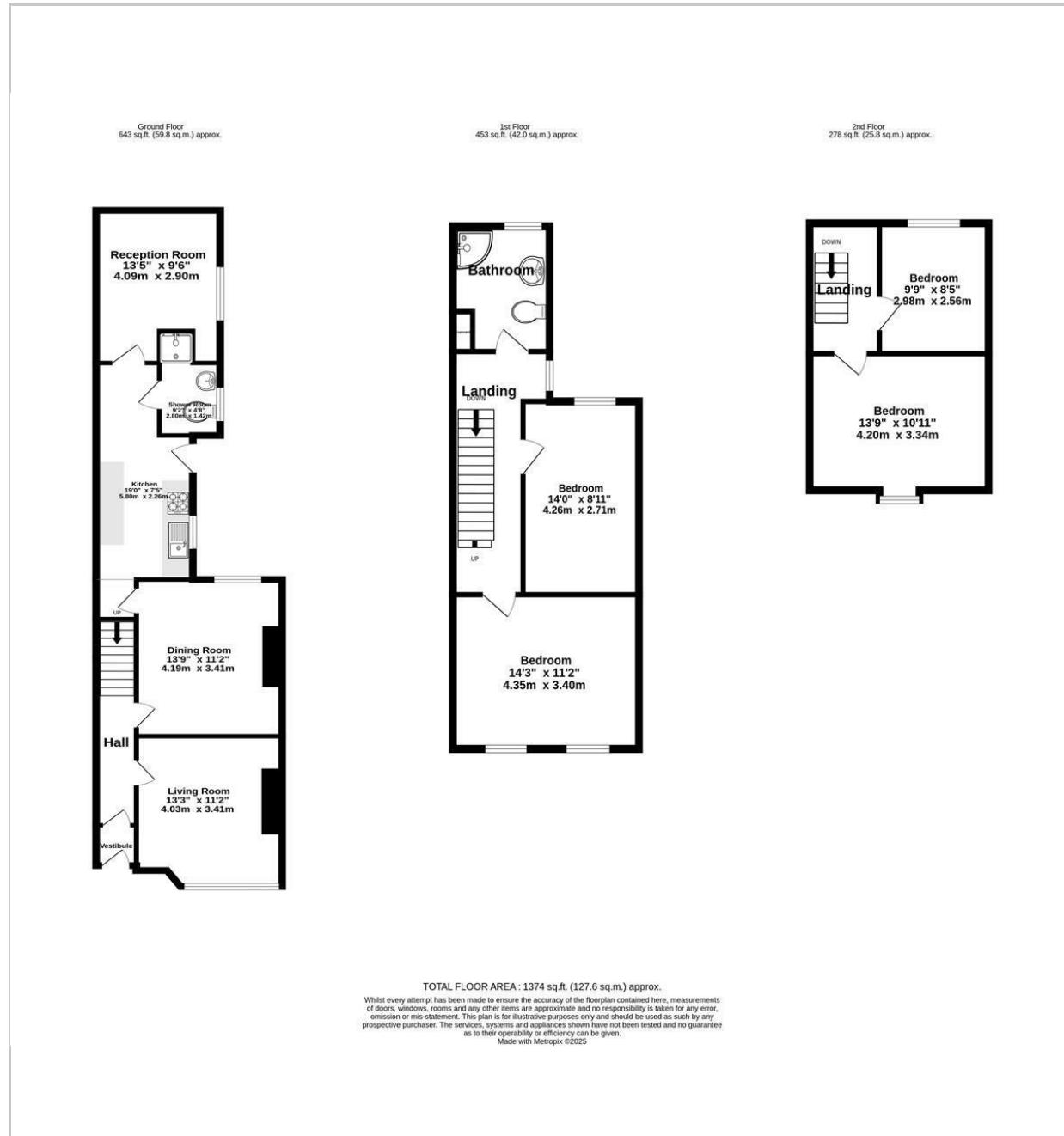
Velux window to rear, central heating radiator

Externally

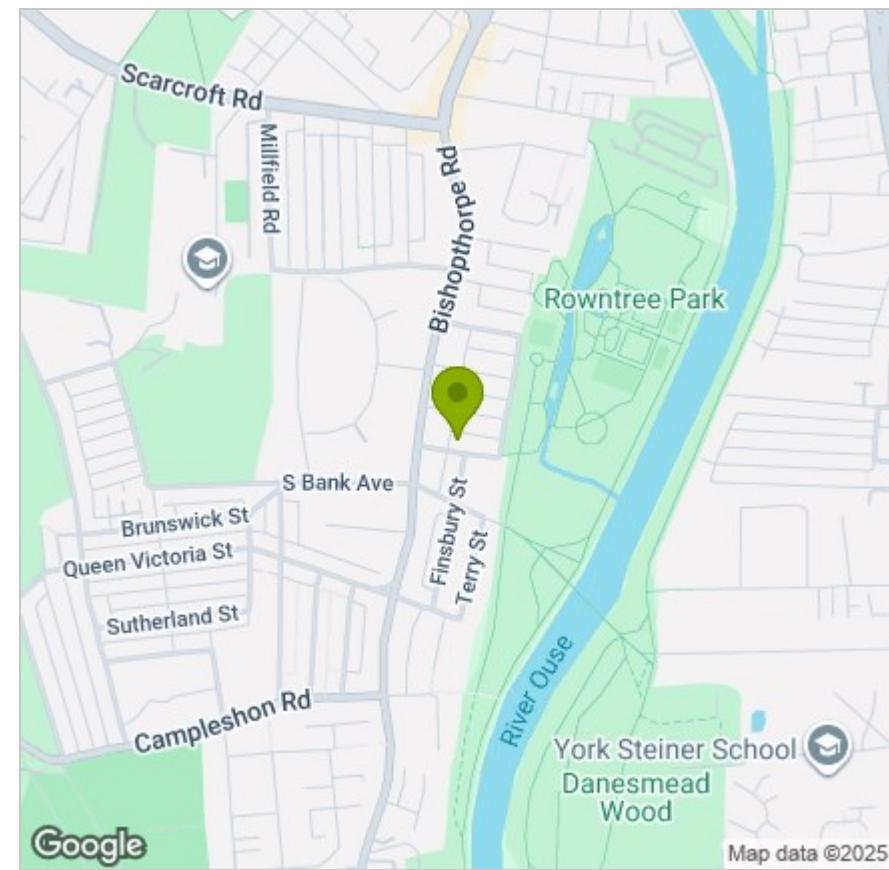
To the front is a forecourt and to the rear is a fully enclosed courtyard



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.