



3 Cameron Grove  
York, YO23 1LE  
Guide Price £465,000



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 it's 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

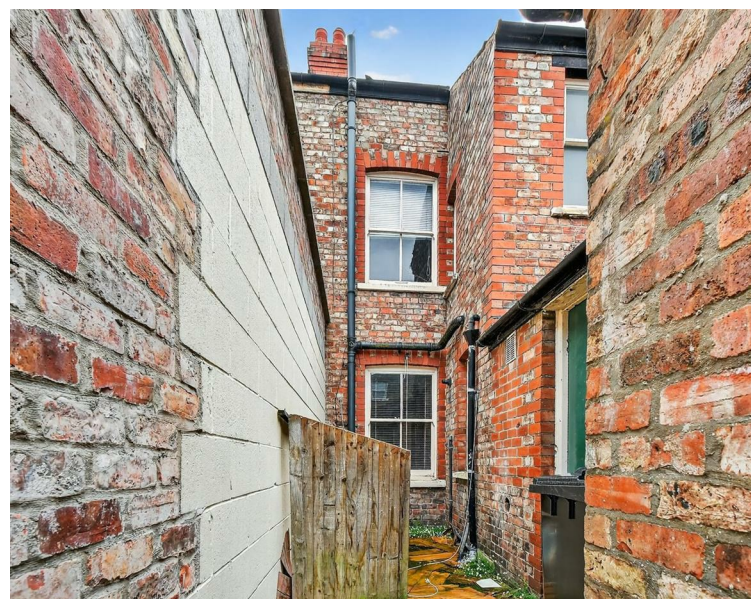
### Bedroom 4

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

