



9 Cameron Grove  
York, YO23 1LE  
Guide Price £590,000

A beautifully restored 4 bed 3 storey mid-town house situated on this quiet residential street minutes away from the ever popular Bishy Road shopping parade voted one of the UK's coolest places to live by The Times and in walking distance of York City Centre centre, some excellent schools, Rowntree park and York railway station. The spacious property has been recently extended and has undergone a full programme of refurbishment to an excellent standard throughout. No expense has been spared making it the wonderful home it is. The property is arranged over 3 floors and the bright and spacious accommodation comprises; entrance hall with encaustic tiles opening into a fabulous sitting room/living kitchen filled with an abundance of light from the beautiful bay sash window to the front. In the centre is a dining area whilst to the rear is a large open plan kitchen area with bespoke fittings including a central island with "Silestone" worktops, underfloor heating, integrated double oven, ceramic hob, sink with mixer tap over, vaulted ceiling, oak flooring and French doors opening onto a pretty courtyard. A utility room and downstairs WC/cloaks completes the ground floor accommodation. Stairs lead to first floor landing and to the master bedroom with en-suite shower, bedroom 2 and 4 piece family bathroom. Further stairs lead to second floor landing and two further bedrooms. To the outside is a front forecourt whilst to the rear is a pretty fully enclosed rear courtyard with timber gate to service alleyway. **MUST BE VIEWED!**



### Entrance Vestibule

Entrance door, encaustic tiles, glazed Oak panelled door to;

### Entrance Hallway

Encuastic tiles, carpeted stairs to first floor. Opening to;

### Sitting/Dining Area

13'10" x 10'8" (4.24m x 3.27m)

Double glazed Anthracite grey French doors onto courtyard, two Velux windows, oak wood flooring, underfloor heating, recessed spotlights and power points.



### Kitchen

12'11" x 10'9" (3.96m x 3.28m )

Fitted wall and base units with Silestone worktop, sink with mixer tap, electric eye-level oven, induction hob and circulator fan, built in fridge-freezer and dishwasher, power points, recessed spotlights, oak flooring, under floor heating, under stairs cupboard. Kitchen island and vaulted ceiling.



### Lounge

13'2" x 10'4" (4.03m x 3.17m)

Double glazed timber framed slide sash windows to front, laminate flooring, open stone hearth with traditional surround and log burner, power points, radiator.





### Utility Room

9'10" x 5'4" (3.00m x 1.64m )

Double glazed window side, door to courtyard, stainless sink and draining board with mixer tap, recessed spotlights, under floor heating, power points. Space and plumbing for appliances.

### WC/Cloaks

Wash hand basin, low level W.C, wall mounted gas combination boiler, extractor fan, oak wooden flooring. Under floor heating.

### First Floor Landing

Double glazed window to side, carpet, oak door to;

### Master Bedroom

14'2" x 11'0" (4.34m x 3.37m)

Two double glazed sliding sash windows to front, double panelled radiator, carpet, power points.

### En-Suite

Walk-in shower cubicle, low level WC, wash hand basin, tiled floor, towel radiator, recessed spotlights, extractor fan.

### Bedroom 2

9'7" x 8'5" (2.94m x 2.59m)

Double glazed window to rear, double panelled radiator, carpet, power points.

### House Bathroom

Four piece suite comprising; feature freestanding bath, corner shower unit, low level WC, wash hand basin, towel radiator, opaque double glazed window to rear, luxury vinyl tiled floor, extractor, recessed spotlights.

### Second Floor Landing

Double glazed window to rear, loft storage, carpets.

### Bedroom 3

13'5" x 11'8" (4.11m x 3.58m)

Double glazed slide sash period dormer window to front, double panelled radiator, power points, carpet.

### Bedroom 4

11'1" x 8'7" (3.39m x 2.62m)

Two double glazed windows to rear, double panelled radiator, carpets, power points.

### Outside

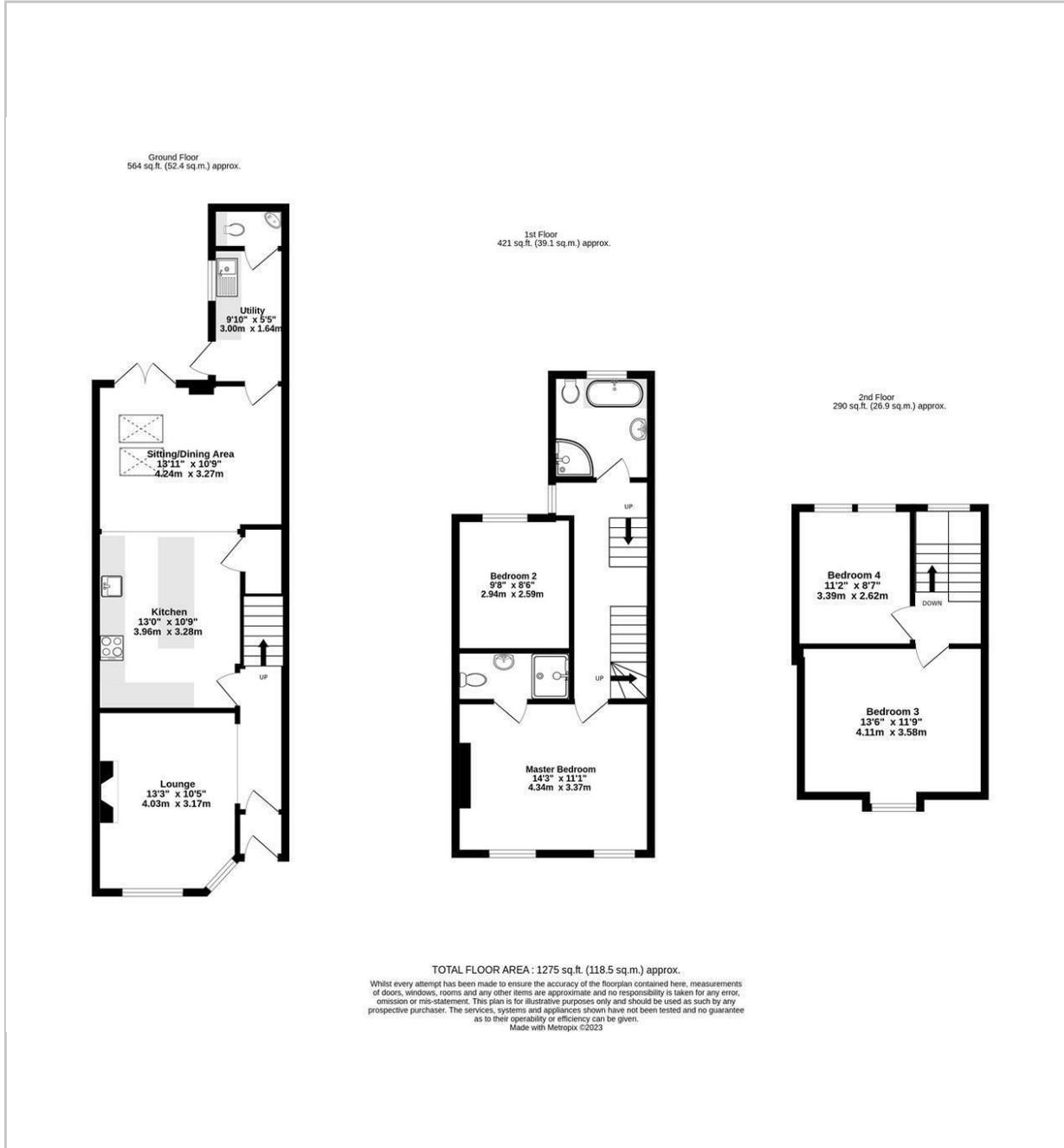
Front landscaped forecourt, rear walled courtyard paving and gravel. Gate to service alleyway

### Agents note:

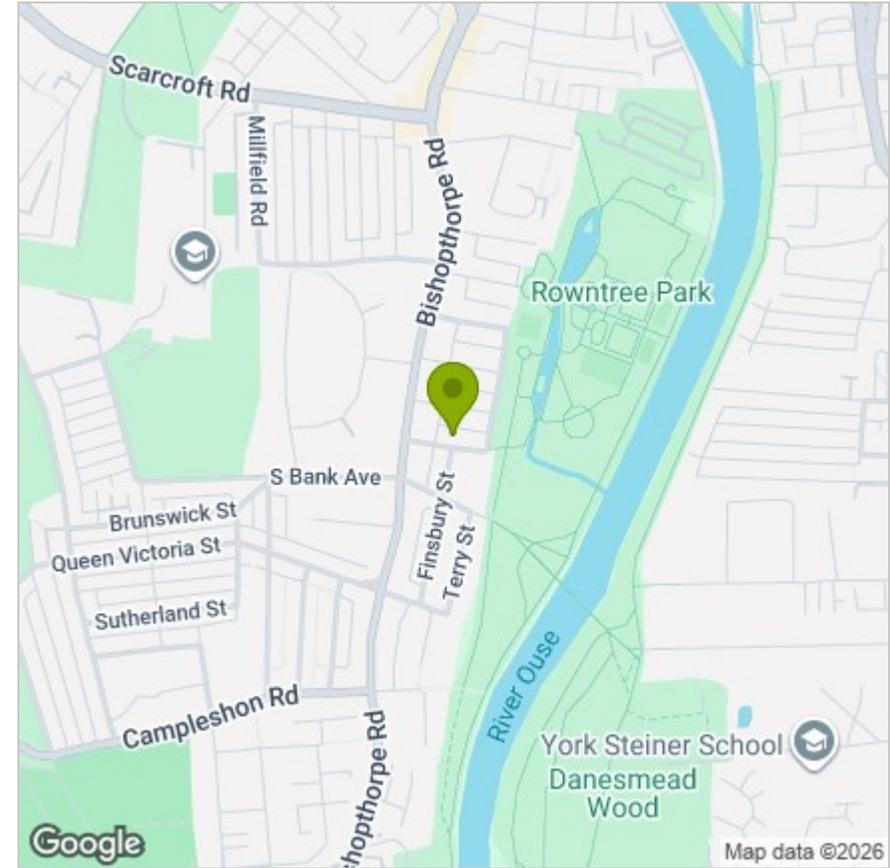
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# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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