

Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

11 Cameron Grove

York, YO23 1LE

Price Guide £550,000



STUNNING VICTORIAN TERRACED HOME IN HIGHLY REGARDED, SOUGHT AFTER LOCATION! We as Agents are delighted to have the opportunity to present to the market this fabulous 4 bedroomed period home nestled in a quiet street leading to the tranquil gardens of Rowntree Park and being five minutes walk from "Bishy Road" and it's array of amenities. The property has been updated to a high standard and the extended living accommodation briefly comprises: Entrance vestibule with bespoke stained glass door to entrance hall featuring mosaic tiled flooring, open plan living and dining room with large bay to front offering plenty of natural light, modern living kitchen with full range of integral appliances and full glass door providing access to the rear courtyard. Utility room and WC completes the ground floor accommodation. Carpeted stairs lead to the first floor galleried landing with family bathroom and two double bedrooms whilst a further set of stairs leads to the 2nd floor and another double bedroom as well as a single. Externally the property boasts a pretty courtyard garden with feature pergola and sheltered seating area whilst to the front is a beautifully presented forecourt decorated with flowers and shrubs. An early viewing on this delightful family home is highly recommended!

Entrance Vestibule

Composite entrance door, ceiling coving, Dado railing, skirting, mosaic tiled floor and feature stained glass window to:

Entrance Hall

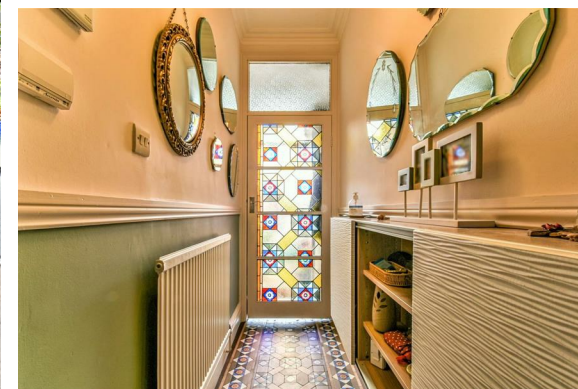
Ceiling coving, picture rail, single panelled radiator and mosaic tiled flooring

Living Room

Sash bay window to front, ceiling rose, coving, power points, gas fire with surround, skirting and oak flooring.

Dining Room

Coving, power points, skirting, oak flooring, storage cupboard engineered oak floor





Kitchen

Full range of high end modern high gloss wall and base units and quartz worktop, two integrated fridges and two integrated freezers, induction hob, two ovens, microwave, stainless steel sink and drainer, two Velux windows, full height glass door to rear courtyard garden, vertical radiator, stainless steel power points, skirting, engineered oak flooring

utility area

Upvc to side, base units with quartz worktop, one and half bowl sink, double panelled radiator, skirting, engineered oak flooring, integrated dish washer.

Cloaks room

W/C, basin, plumbing for washing machine, chrome towel rail, UPVC window to side.

Landing

Stairs to galleried landing, Upvc sash window to side, skirting, carpet

Bathroom

Chrome towel rail, Sash window to rear, bath, feature freestanding bowl basin, low level W/C, cupboard housing combination boiler, separate shower cubicle, fully tiled walls and floor.

Bedroom one

Sash window to rear, two original built in cupboards, power points, double panelled radiator, skirting and fitted carpets.

Bedroom Two

Two sash windows to front, original coving, double panelled radiator, power points, skirting and fitted carpets.

Stairs to second floor landing

Loft access, spacious under eaves storage.

Bedroom three

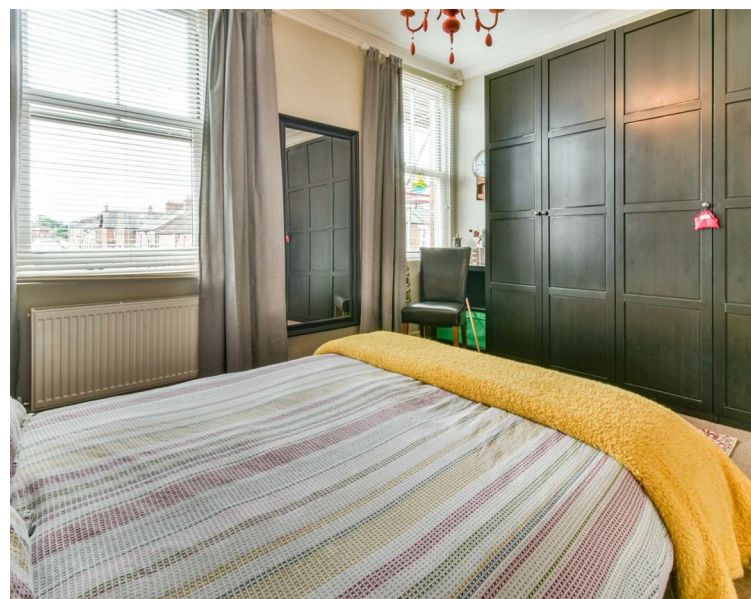
Sash window to front, double panelled radiator, skirting, power points and fitted carpet.

Bedroom Four

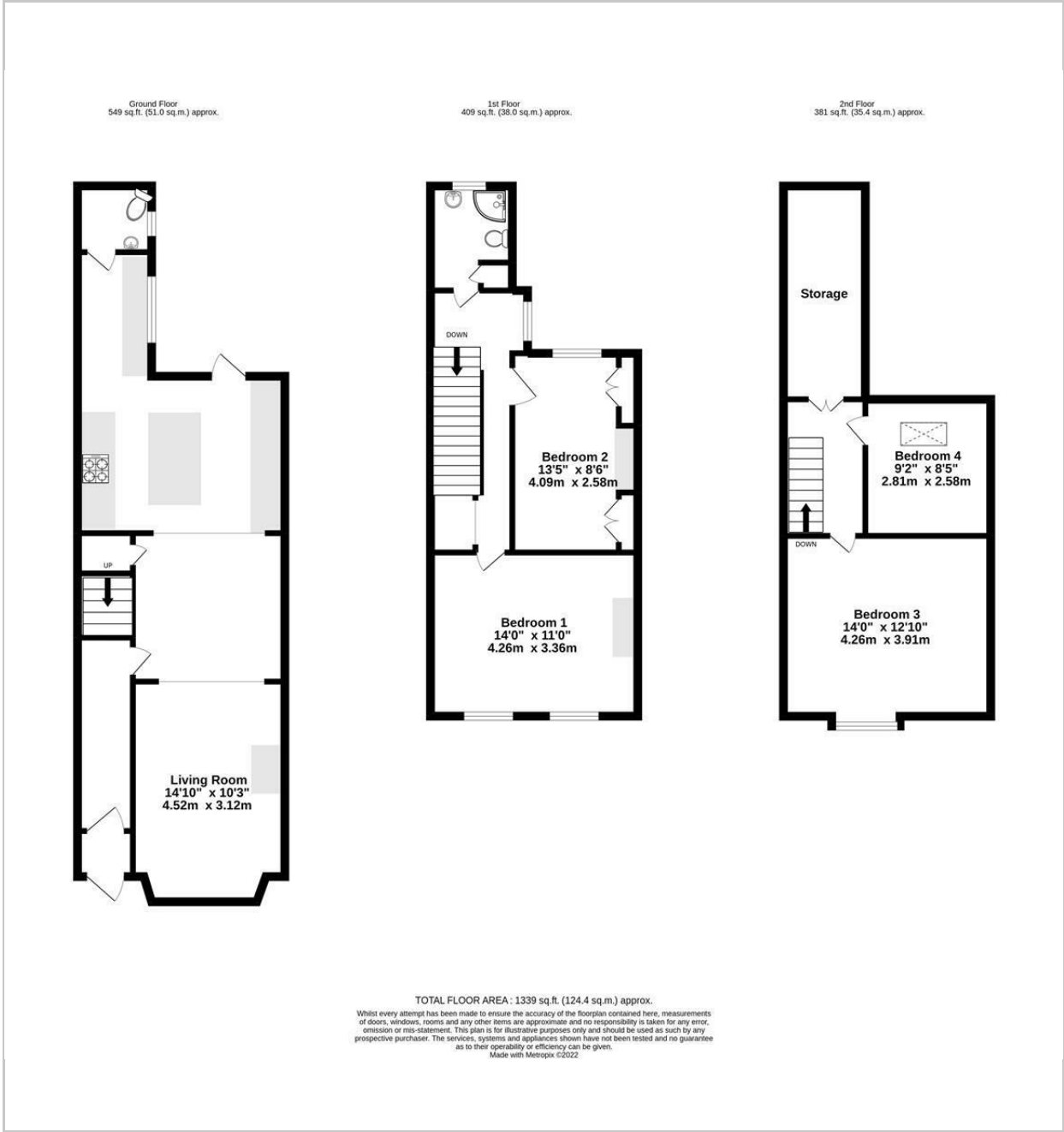
Velux, double panelled radiator, power points, skirting and fitted carpets.

Courtyard garden

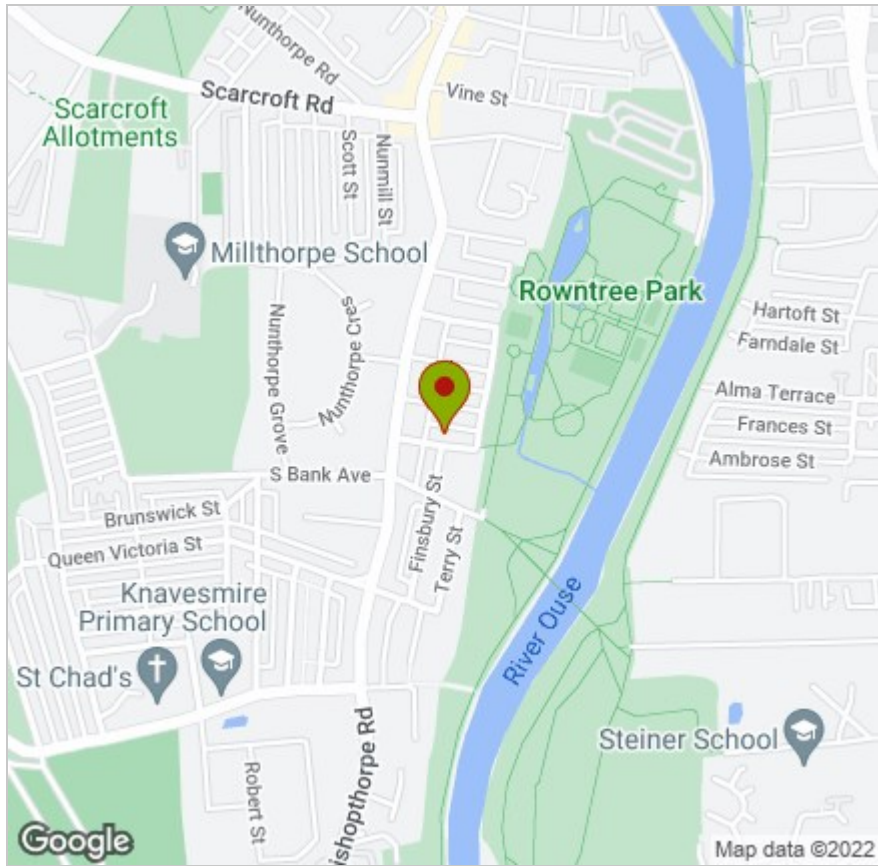
Sheltered seating area with storage underneath, double outdoor socket, pergola, timber gate to service alley, composite decked flooring.



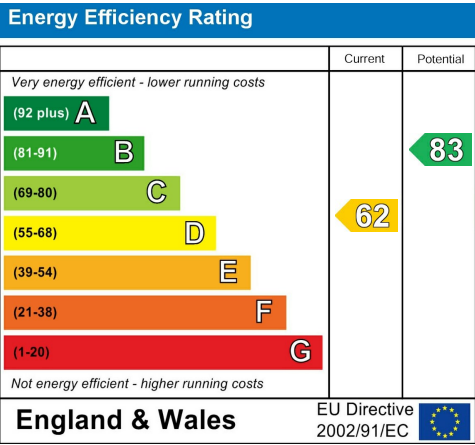
FLOOR PLAN



LOCATION



EPC



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