

CAMERON GROVE, YORK
GUIDE PRICE £595,000

Carter Jonas

CAMERON GROVE, YORK

OFFERED FOR SALE WITH NO ONWARD CHAIN THIS FAMILY HOME SET IN THE HEART OF BISHOPTHORPE ROAD, IS ONE NOT TO BE MISSED. EARLY VIEWING RECOMMENDED.

A rare opportunity to acquire this exceptional four-bedroom period home, positioned just off the ever-popular Bishopthorpe Road. This elegant home is arranged over three spacious floors and is presented in excellent, well-maintained condition.

Moments from Rowntree Park, and a vibrant array of independent coffee shop and restaurants on Bishy Road, this location is as desirable as the property itself!

A welcoming entrance hallway with a stained glass doorway setting the tone of the home, leading into a characterful hallway complete with original mosaic tiled flooring.

The stunning through lounge/dining room boasts bay-fronted sash windows with classic shutters, an elegant ceiling rose, coving, and picture rails, and a feature period fireplace that gives the room a great focal point.

To the rear, the home opens into a contemporary shaker-style kitchen, thoughtfully extended and featuring quartz worktops, a breakfast island with built-in wine store and a range of integrated appliances. Velux windows and French doors allow natural light to filter into this great social space.

The kitchen area also features under-floor heating for added comfort throughout the year. There is a separate utility room and a beautifully finished ground-floor wet room, allowing flexibility for the owners.

The galleried landing leads to two generous bedrooms, including a spacious principal bedroom with twin sash windows and including a period fireplace in keeping with the ground floor.

There is a second double bedroom to the rear, and the family bathroom is particularly charming, featuring a bath with shower attachments, an Olsen low flush WC and Burlington wash hand basin, built-in storage and finished off to a high standard with tiled flooring and under floor heating.

The top floor offers two further bedrooms with under-eve storage, original flooring and built-in wardrobes for additional storage.

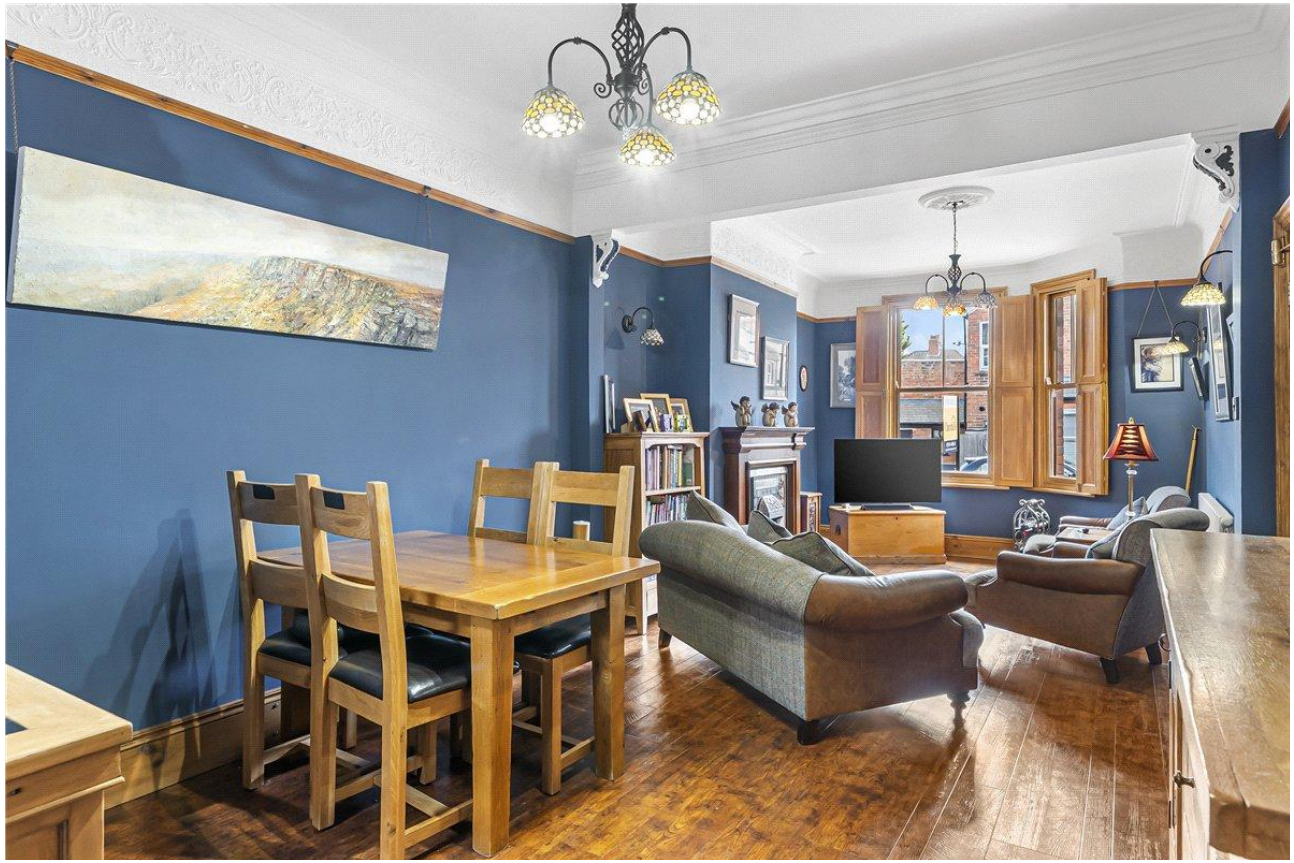
The exterior of the home is forecourted, allowing a small area to have pot plants, to the rear, there is a private courtyard ideal for entertaining and with the added benefit of having a brick-built store.

This is a rare and elegant period home offering generous accommodation, superb character, and a highly sought-after location perfectly positioned in one of York's most desirable residential areas and within easy access of Bishopthorpe Road, York city centre and close to Rowntree Park, River Ouse, and Knavesmire Racecourse.

TENURE Freehold

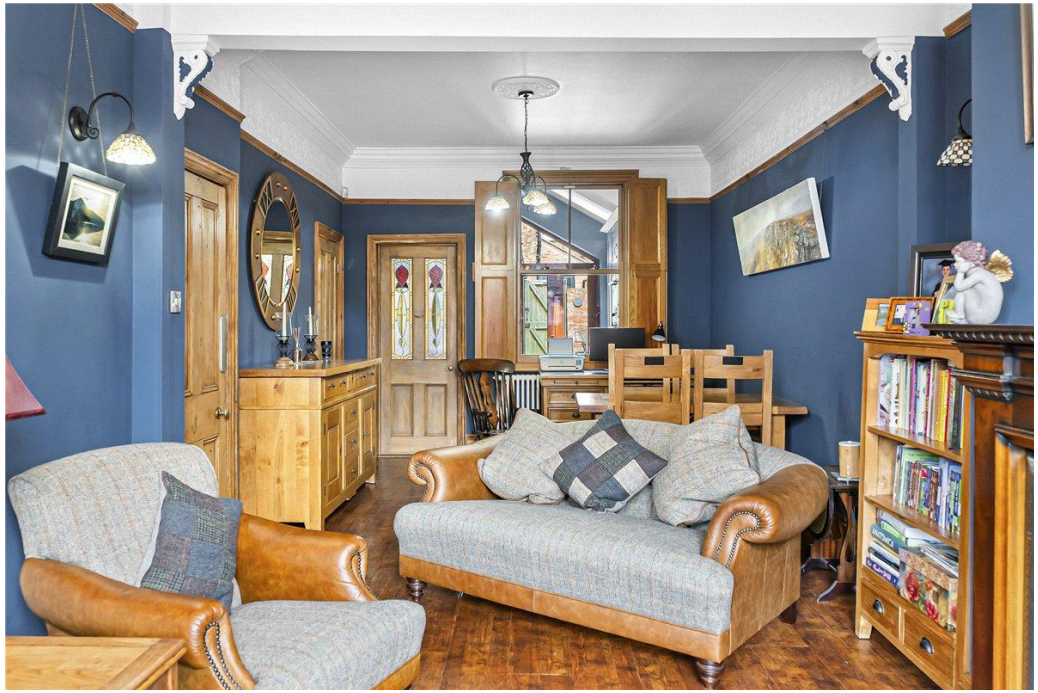
LOCAL AUTHORITY City of York Council

EPC BAND D





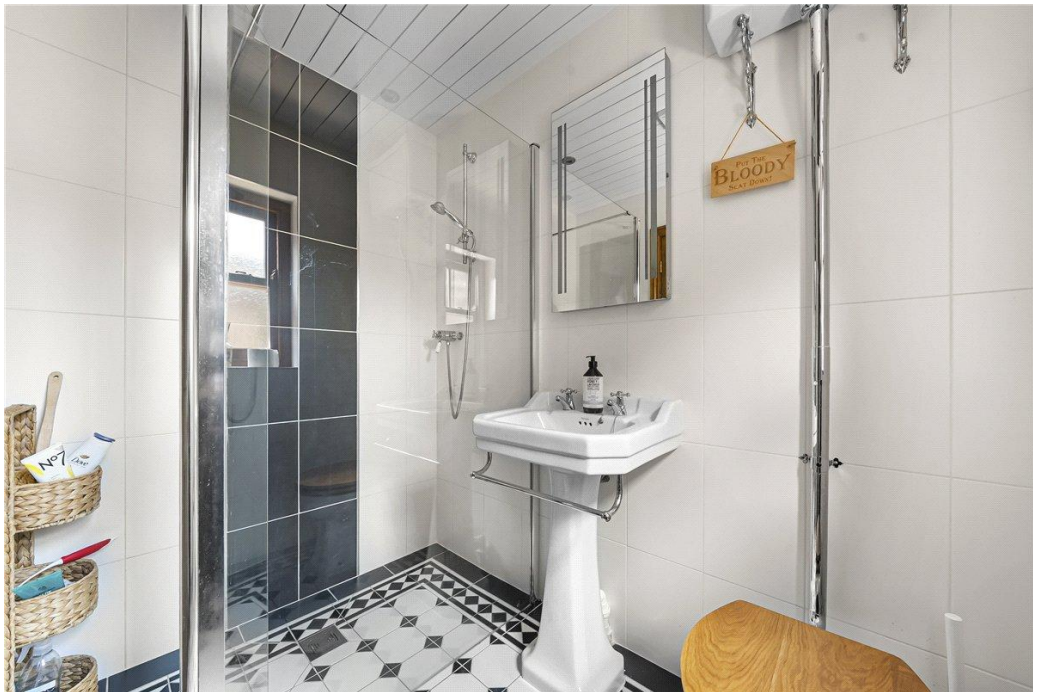


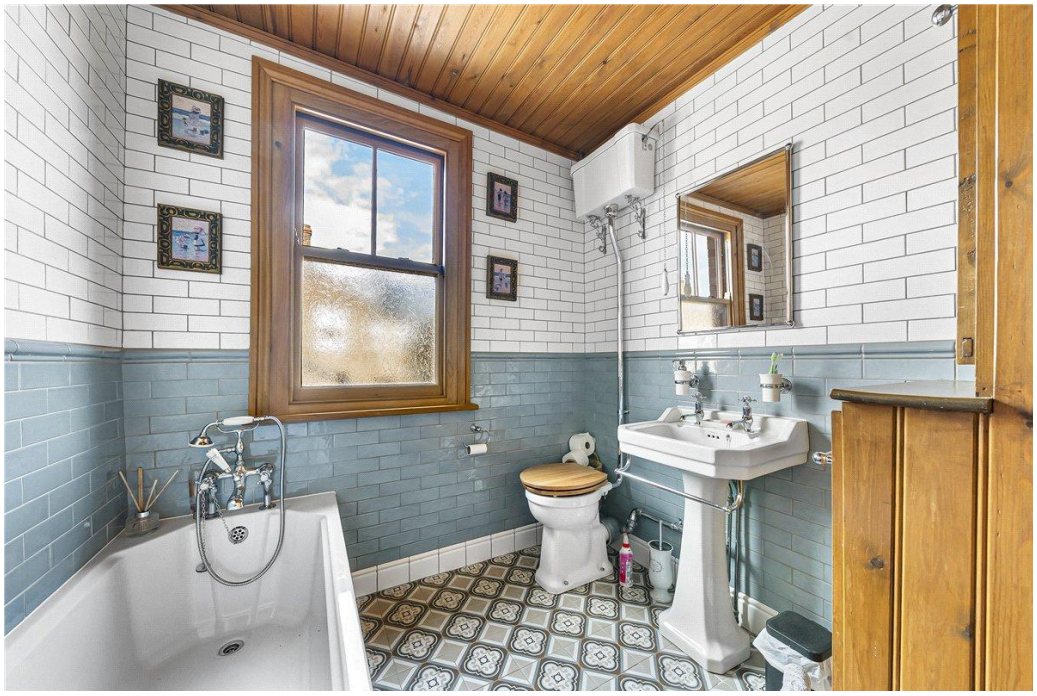









BLOODY







Cameron Grove, York, YO23

Approximate Gross Internal Area = 125.5 sq m / 1351 sq ft
(Excluding Restricted Use Area)
Restricted Use Area = 2.8 sq m / 30 sq ft
Total = 128.3 sq m / 1381 sq ft



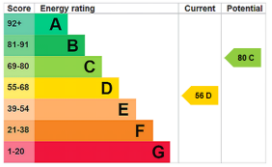


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York 01904 558200

york.resisales@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

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