



**Campleshon Road
York
YO23**

Offers in Excess of £530,000

bettermove

Campleshon Road York

Bettermove are proud to present this 3 bedroom detached house in York.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is C.

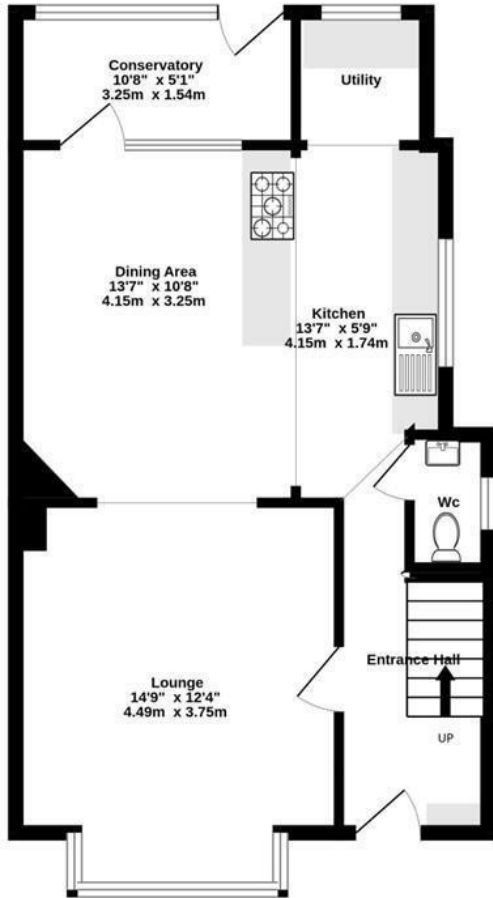
The interior of this beautifully presented property comprises a downstairs W/C, a bay-fronted living room, and an open-plan kitchen and dining area with adjoining utility space and conservatory on the ground floor. The first floor consists of three well-proportioned bedrooms alongside the shower room. Externally, the property boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months. The property further benefits from potential to extend further.

Located in the popular city of York, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to Knavesmire Racecourse. Excellent transport connections can be found from York Train Station, a variety of local bus routes, and quick access to the A64.

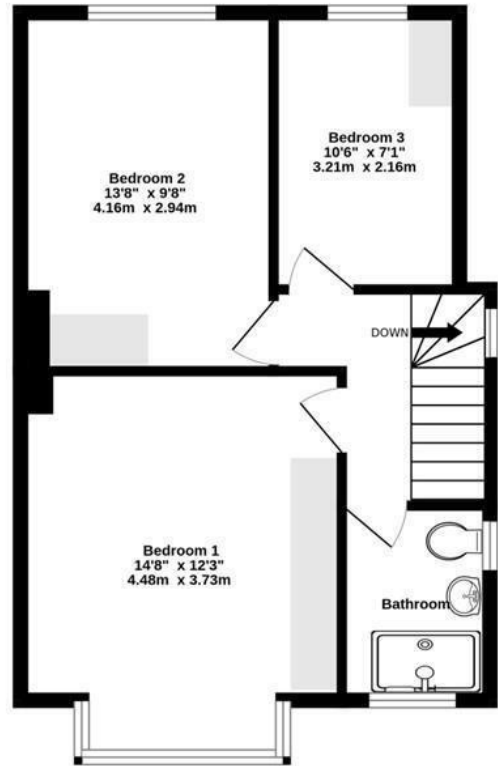
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Ground Floor
545 sq.ft. (50.6 sq.m.) approx.



1st Floor
468 sq.ft. (43.5 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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