



8, Gray Street, York, YO23 1BN

Guide price £425,000



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 **PRIME**
RESIDENTIAL



8 Gray Street

Spacious and versatile home offering well-presented accommodation in a highly convenient location close to the city centre and railway station.

This stylish 3 bedroom home provides almost 1200 square feet of living space and is ideally positioned on Gray Street, a quiet, no through road, adjacent to Scarcroft park and close to all the amenities of 'Bishy Road'

Accommodation comprises:-

Entrance hall, double reception room, kitchen, 3 bedrooms, family bathroom, courtyard garden with outbuildings

DESCRIPTION

Situated on the highly sought-after Gray Street, just off Scarcroft Road, this charming three-bedroom townhouse offers the perfect blend of period character and modern convenience. Tucked away on this quiet no-through road, it is only moments from the beautiful green space of Scarcroft Park, across which it enjoys delightful views. This delightful and peaceful setting remains within easy reach of excellent local amenities and transport links.

The accommodation is stylish and well-presented and provides versatile living across three floors—with a delightful south facing courtyard ideal for al-fresco entertaining. The property features a welcoming entrance hall leading through to a bright and spacious double reception room with cosy log burning stove and lots of natural light. To the rear, a contemporary shaker style kitchen provides access to the private courtyard garden—ideal for outdoor dining or low-maintenance relaxing.

On the first floor are two well-proportioned bedrooms along with a stylish family bathroom with large walk-in shower. The top floor hosts a generous third bedroom/home office offering excellent space, storage, and elevated views with a large dormer window.

Situated almost at the head of this quiet no-through road with the benefit of minimal passing traffic, Gray Street is a hidden gem offering easy access to the railway station, city centre and to all the amenities of 'Bishy Road' which is regularly voted one of the best high streets in the UK. The property is perfectly positioned for easy access to independent cafés, bakeries, delis, restaurants and shops. Riverside walks, parks and cycle routes are on the doorstep, while York city centre and the train station are both within walking distance.

This sociable and family friendly area offers excellent local schooling and enjoys a real sense of community, making this one of York's most sought-after residential neighbourhoods.

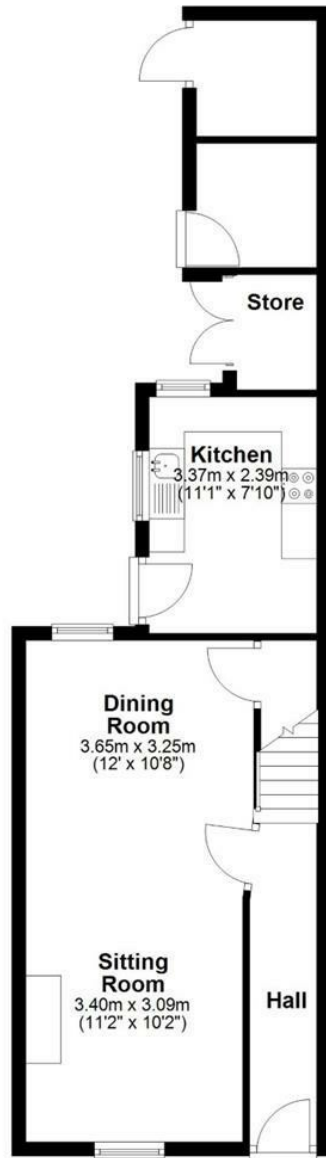
- **Beautifully modernised townhouse with 3 double bedrooms**
- **Contemporary kitchen and Stylish bathroom**
- **Bright double reception room with log burner**
- **Generous south-facing courtyard with useful outbuildings**
- **Moments from Scarcroft Park and Bishy Road**
- **Quiet no-through Road**
- **Close to railway station and city centre**
- **Excellent schools nearby /family friendly location**
- **Approaching 1200 square feet of versatile living space**

Freehold



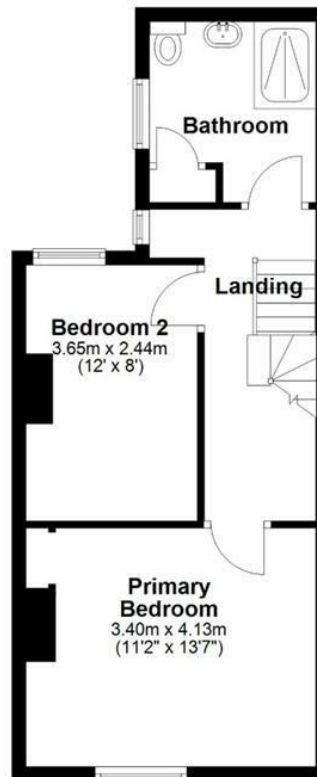
Ground Floor

Approx. 46.1 sq. metres (496.5 sq. feet)



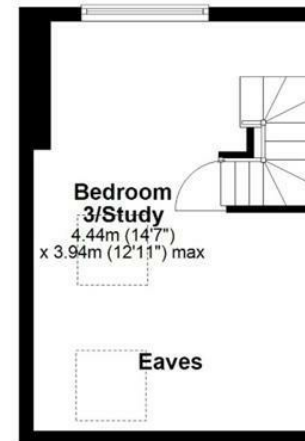
First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



Second Floor

Approx. 23.0 sq. metres (247.8 sq. feet)



Total area: approx. 107.0 sq. metres (1151.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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