

Scaife Gardens, York YO31 8HX



# welcome to

# Scaife Gardens, York

A well presented, three bedroom home situated in a highly sought after, just off Haxby Road. The home is conveniently located less than a 20 minute walk from the city centre, a 5 minute walk to York Hospital, a 10 minute walk to Nestle and a 25 minute walk to York Train Station.













## **Entrance Porch**

The entrance porch to the home has laminate floors, an alarm system and a radiator.

## Lounge

12' 6" minus door way x 12' 8" ( 3.81m minus door way x 3.86m )

The lounge has laminate flooring throughout, an understairs storage cupboard and a window to the front of the home.

## **Dining Kitchen**

16' max x 8' 4" max ( 4.88m max x 2.54m max ) A modern fitted kitchen with laminate flooring, wall/base units, an integrated washing machine, an integrated fridge/freezer, an integrated oven, a radiator, a window to the rear, space for a dining table and patio doors out to the rear garden.

## Landing

A carpeted landing with a storage cupboard.

### **Bedroom One**

9' 1" x 9' 9" To front of cupboards ( $2.77m \times 2.97m$  To front of cupboards) The first double bedroom has a window to the front of the home, a radiator, built in wardrobes and carpeted floors.

## **Bedroom Two**

9' 3" x 9' 1" ( 2.82m x 2.77m ) The second double bedroom has carpeted floors, a window to the rear and a radiator.

## **Bedroom Three**

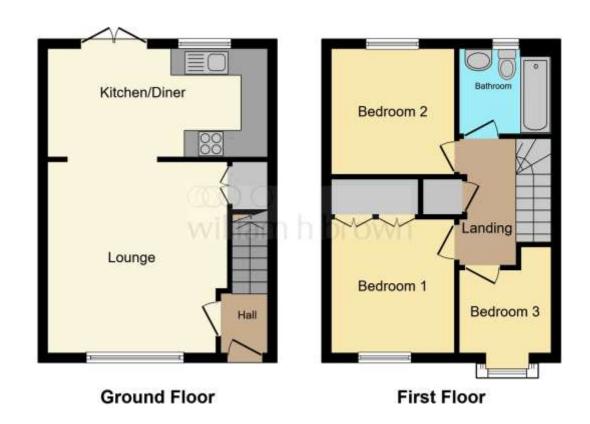
6' 8" max x 7' 8" ( 2.03m max x 2.34m ) The third bedroom is a single size, with carpeted floors, a radiator and a window to the front.

## Bathroom

The house bathroom has a w.c, a wash hand basin, a bathtub with a shower over, an extractor fan, a radiator and laminate flooring.

# Exterior

The front of the home has a paved driveway offering off street parking. Around to the rear, there is a well established patio garden with mature trees and a storage shed.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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- A SUPERB THREE BEDROOM TOWN HOUSE
- SITUTED WITHIN A QUIET CUL-DE-SAC, JUST OFF • HAXBY ROAD
- UNDER A 20 MINUTE WALK TO THE CITY CENTRE, A 5 • MINUTE WALK TO YORK HOSPITAL, A 7 MINUTE WALK TO ST JOHN UNITVERSITY & A 10 MINUTE WALK TO NESTLE
- WELL PRESENTED THROUGHOUT .
- A LOVELY PATIO GARDEN TO THE REAR

Tenure: Freehold EPC Rating: C

offers in excess of

# £270,000





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Property Ref:

YOR108945 - 0004

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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