



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 x 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.



Ground Floor



First Floor

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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welcome to

Scaife Gardens, York

- A SUPERB THREE BEDROOM TOWN HOUSE
- SITUATED 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 UNIVERSITY & 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108945 - 0004

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