







17 Scarcroft Road  
York, YO23 1NE  
Guide Price £500,000

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A fabulous large corner period forecourted town house, set over three floors with three good sized bedrooms in this highly sought after location close to the popular Bishopthorpe Road shopping parade yet within walking distance of the Railway Station and City Centre. The property provides large living accommodation that is tastefully presented throughout, has the benefit of gas central heating and comprises: entrance hallway, large lounge with bay window and feature fireplace, separate sitting/dining room, 17'10 kitchen with full range of fitted units, first floor landing, two first floor double sized bedrooms, one with additional shower, good size bathroom/WC, staircase to second floor bedroom three with dual aspect. To the outside is a delightful walled rear courtyard with gate to footpath. An internal viewing of this superb period home is strongly recommended.

### Entrance Hall

UPVC entrance door, stairs to first floor, panelled door to;



### Lounge

15' x 11'10 (4.57m x 3.61m)  
UPVC bay window to side, UPVC window to front, ceiling rose, coving, picture rail, wood panelling, feature fireplace with surround, television point, power points.



### Dining Room

15'5 x 11'4 (4.70m x 3.45m)  
UPVC window to front, UPVC french doors to courtyard, ceiling rose, coving, open fire, understairs cupboard, vinyl flooring, radiator, power points.



### Kitchen

17'10 x 8'5 (5.44m x 2.57m)  
UPVC french doors to courtyard, UPVC window to front, fitted wall and base units with oak countertop, belfast sink unit with mixer tap, fitted gas hob and electric oven, space and plumbing for other appliances, double radiator, power points,





### **First Floor Landing**

Single radiator, carpets, power points.

### **Bedroom 1**

15'1 x 11'10 (4.60m x 3.61m)  
UPVC window to two aspects, radiator  
carpets, storage cupboard, radiator. Door to;

### **En-Suite**

Walk-in corner shower unit, opaque UPVC  
window to front.

### **Bedroom 2**

11'10 x 11'4 (3.61m x 3.45m)  
UPVC window to front, radiator, storage  
cupboard, carpet, power points.

### **House Bathroom**

11'4 x 8'5 (3.45m x 2.57m)  
Two UPVC windows to front, large panelled  
bath, double sink unit, low-level WC, bespoke  
fitted storage, floorboards

### **Second floor**

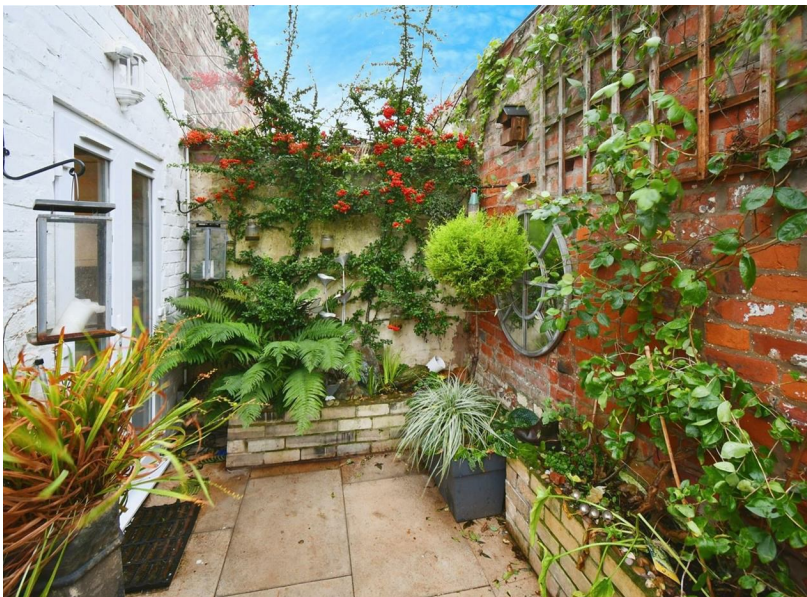
Eaves storage, door to;

### **Bedroom 3**

21 x 8'4 (6.40m x 2.54m)  
UPVC window to front, Velux to side, radiator,  
floorboards, power points.

### **Outside**

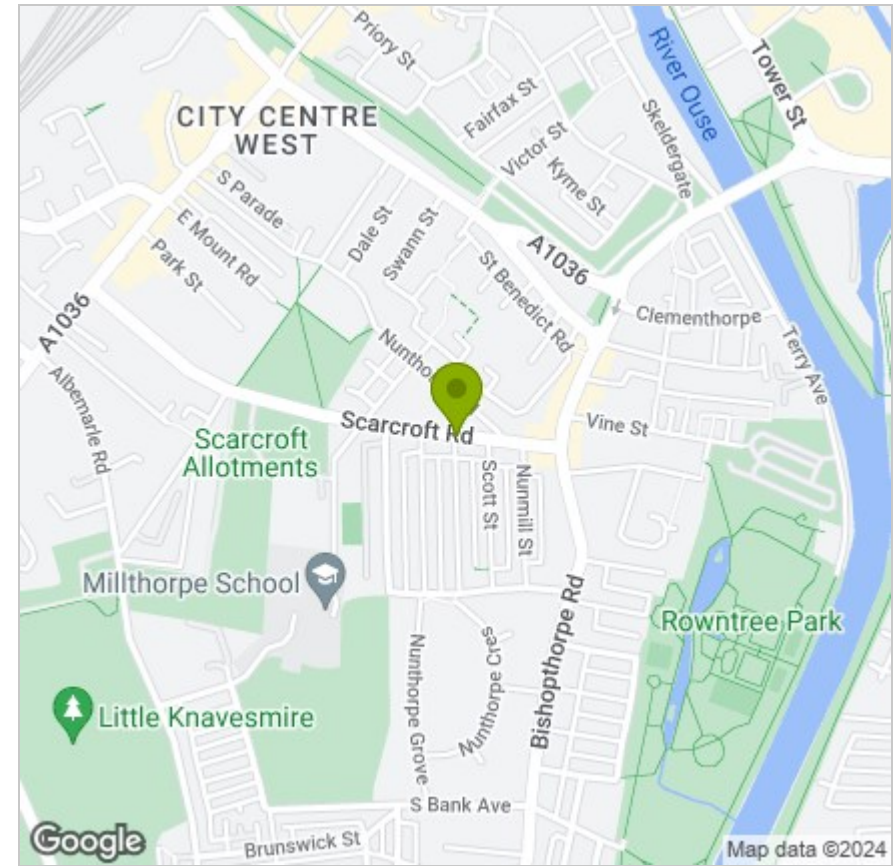
Front forecourt, rear walled courtyard, with  
door to pathway.



# FLOOR PLAN



# LOCATION



## EPC

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

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