

SIMPLY STUNNING! A THREE STOREY 4 BEDROOM PERIOD TOWN HOUSE WITH OPEN ASPECT OVER THE ALLOTMENTS TO REAR SET IN ONE OF YORK'S MOST HIGHLY SOUGHT AFTER LOCATIONS CLOSE TO THE POPULAR 'BISHY ROAD' SHOPPING PARADE AND WITH EASY WALKING DISTANCE TO THE RAILWAY STATION AND INTO THE CITY CENTRE. Newly renovated to a high standard with quality internal fittings the property provides bright and spacious living accommodation comprising entrance hallway, sitting room opening to dining room, large breakfast kitchen with newly fitted units and integrated appliances and bifold doors to rear, landing, 3 bedrooms, bathroom/w.c., second floor landing with a large master bedroom with en-suite shower room/w.c. To the outside is a large walled rear courtyard. An internal viewing is strongly recommended.

## **Entrance hall**

Entrance door

#### Lounge

13'5 x 11'3 (4.09m x 3.43m)
Window to front, period style fireplace

# **Dining room**

13'3 x 11'11 (4.04m x 3.63m) Window to rear

#### **Breakfast kitchen**

19'7 x 8'3 (5.97m x 2.51m)

Quality newly fitted units with integrated appliances and quartz work surfaces. window to side and bi-fold doors to garden

## **First Floor Landing**

Stairs to second floor, power points. Carpet. Doors to;

#### **Bedroom 2**

13'7 x 13'4 (4.14m x 4.06m) Window to front

#### **Bedroom 3**

13' x 13 (3.96m x 3.96m) Window to rear

















9'1 x 8'8 (2.77m x 2.64m) Window to rear

# Bathroom/w.c

Newly fitted 3 piece suite plus walk in shower

# Second Floor Landing

# Bedroom 1

18'7 x 11'6 (5.66m x 3.51m) Window to rear

# En suite shower room

Walk in shower cubicle, wash hand basin, low level w.c

### Outside

Good sized rear courtyard with aspect across allotments to the rear





# **LOCATION FLOOR PLAN** CITY CENTRE WEST Ground Floor 590 sq.ft. (54.9 sq.m.) approx. 1st Floor 707 sq.ft. (65.7 sq.m.) approx 2nd Floor 302 sq.ft. (28.1 sq.m.) approx 459 Bedroom 13'7" x 13'4" 4.14m x 4.06m Scarcroft Rd Vine S Scarcroft Allotments Dining Room 13'3" x 11'11" 4.04m x 3.63m Millthorpe School SOUTH BANK Nunthorpe Grove Little Knavesmire S Bank Ave Coogle Brunswick-Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 76 (69-80) TOTAL FLOOR AREA: 1600 sq.ft. (148.7 sq.m.) approx. Whilst every alternity has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, comes and any other items are approximate and no responsibility is taken for any error, considerable productions of the contained of th (55-68) (39-54) (21-38) G Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

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