



11 Scarcroft Hill  
York, YO24 1DF  
**£625,000**

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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



#### **Bedroom 4**

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**

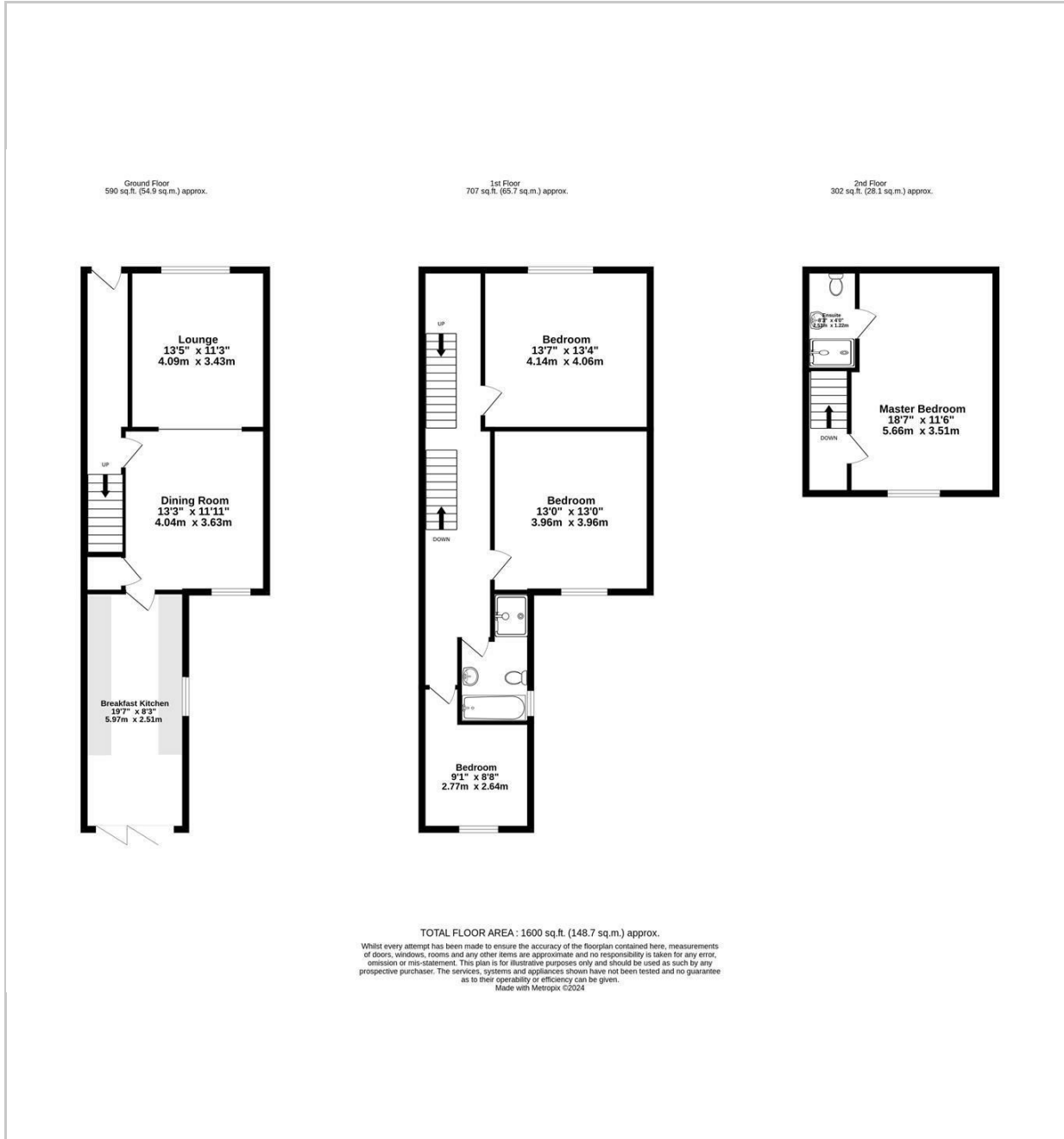
Walk in shower cubicle, wash hand basin, low level w.c

#### **Outside**

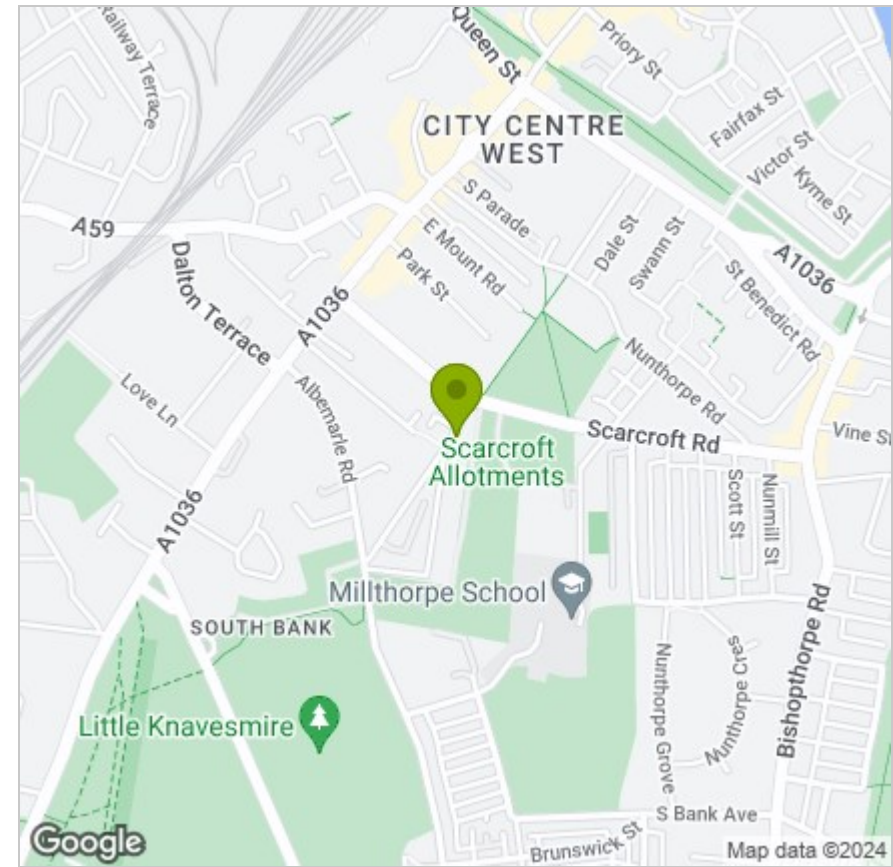
Good sized rear courtyard with aspect across allotments to the rear



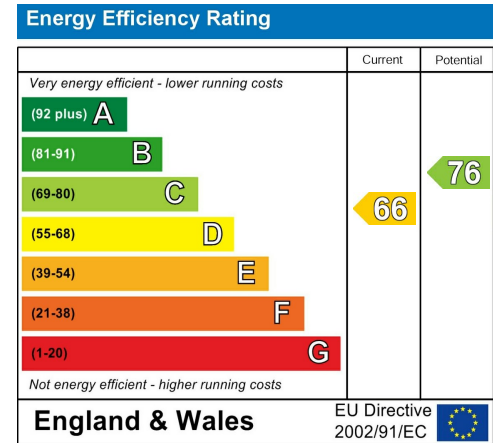
# FLOOR PLAN



# LOCATION



## EPC



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