



45 Scarcroft Hill

York, YO24 1DF

Offers In The Region Of £875,000

COMING SOON! A fully refurbished and extended four bedroom, three storey town house located on this sought after street. Nestled between Scarcroft Road and Little Knavesmire, conveniently located for York city centre, the railway station, highly regarded schools and Bishopthorpe Road with its vast array of shops and amenities. The property has been upgraded to an exceptionally good standard throughout with bespoke high-end fittings and fully comprises entrance vestibule, entrance hallway, lounge with bay window, WC/cloaks, fabulous open plan living kitchen with glazed extension, crittal doors and feature log burner. On the first floor are three double bedrooms and a house bathroom suite with vaulted ceiling and Bert & May tiling. The second floor is solely for the stunning master bedroom with three piece en-suite shower room. To the outside is a front forecourt whilst to the rear is a south east facing walled landscaped courtyard. An accompanied viewing is strongly recommended. Call Churchills Estate Agents today!



**Entrance Vestibule**

**Entrance Hall**

**Lounge**

**Sitting/Dining Kitchen**

**Cloaks/WC**

**First Floor Landing**

**Bedroom 2**

**Bedroom 3**

**Bedroom 4/Study**

**Bathroom**

**Second Floor Landing**

**Master Bedroom**

**En-Suite**

## **Landscaped Courtyard**

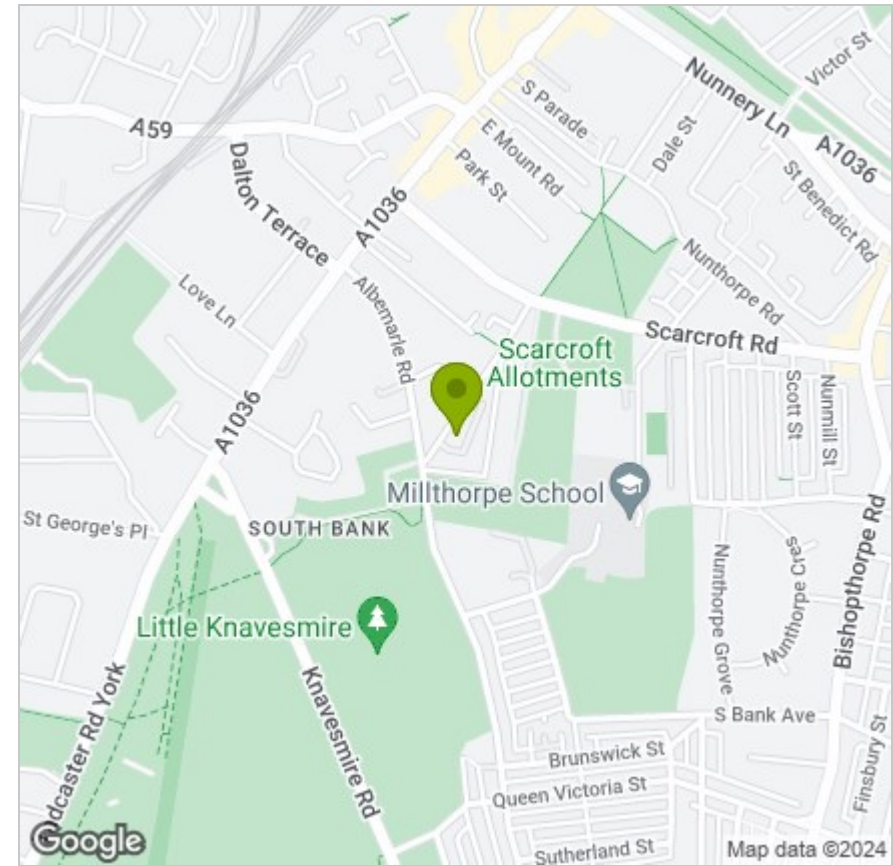
### **Note**

Please note the photos used are artist impressions and may be subject to slight change.

# 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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</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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