







3 Thorpe Street Scarcroft Road
York, YO23 1NJ
£1,100 PCM

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Available beginning of June!

This beautifully presented fore-courted property is located in the ever-popular Southbank area. Situated within walking distance of Bishopthorpe Road and offering excellent transport links into and out of the city. This is an opportunity not to be missed.

Entering the property you are greeted with a sizeable hallway with original wood flooring leading you into the bay-fronted living room with feature fireplace.

The dining room and kitchen offer superb storage and additional living space. White goods included. To the rear is a well-maintained courtyard with external access to the alley.

Upstairs, the property boasts two well-sized bedrooms with in-built storage. The family bathroom offers separate bath, shower, toilet and sink basin.

The second floor presents a well-proportioned loft space, perfect for home working, or as an additional bedroom.

Pets considered on a case by case basis.

Unfurnished.

Council Tax Band 'C'.

Entrance Halway

Lounge

11'10" x 9'10" (3.63m x 3.01m)

Dining Room

12'2" x 10'2" (3.73m x 3.12m)

Kitchen

15'4" x 7'8" (4.69m x 2.35m)

Stairs leading to;

Bedroom 1

13'9" x 12'0" (4.20m x 3.66m)





Bedroom 2

12'2" x 8'0" (3.71m x 2.45m)

Bathroom

12'2" x 7'8" (3.71m x 2.36m)

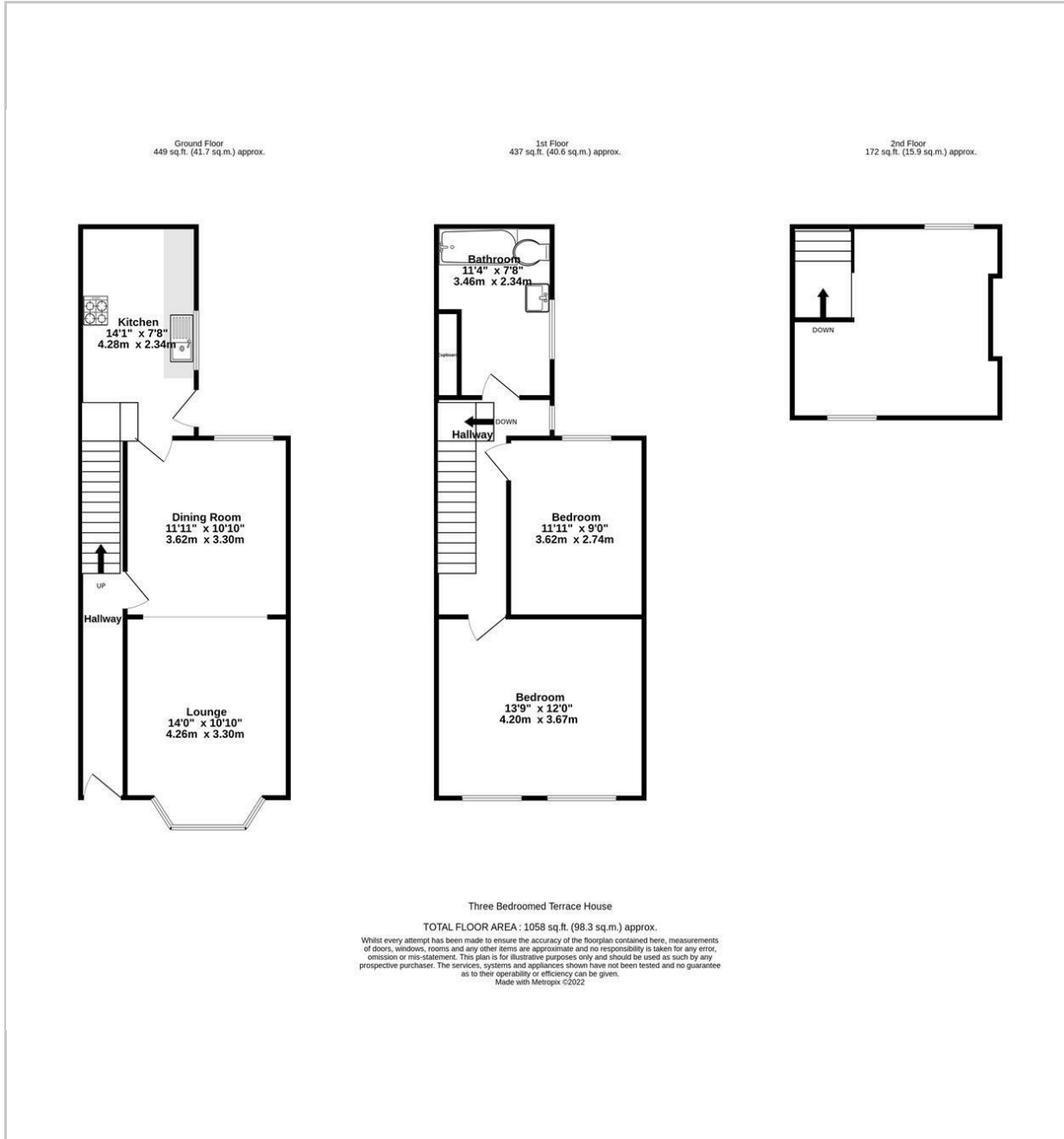
Stairs leading to;

Loftspace/Study

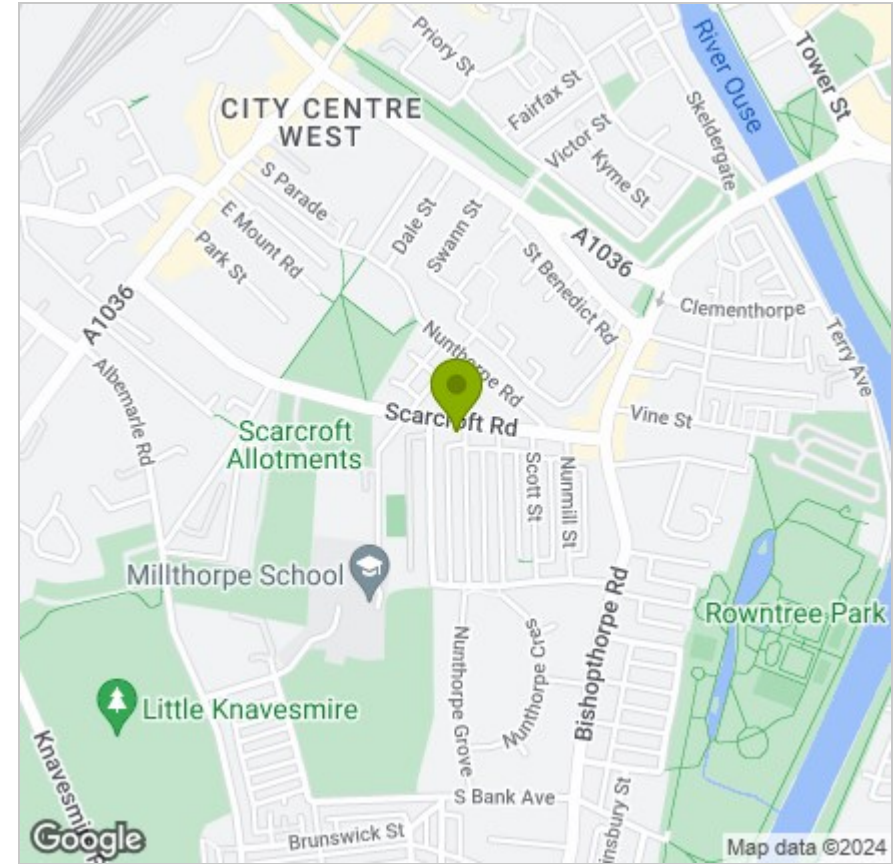
9'10" x 13'10" (3.02m x 4.23m)



FLOOR PLAN



LOCATION



EPC

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

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