



38 Scott Street Scarcroft Road  
York, YO23 1NS  
£1,400 PCM

 3  1  1  D



**\*\*Three bed terraced house on popular residential street\*\***

Impressive three bedroom property in an excellent location just a stone's throw from "Bishy Road's" array of deli's and bistro's as well as being just a short walk from the city centre.

The property comprises a large bright living/dining room. Modern kitchen with oven, hob, washing machine and fridge freezer. As you proceed to the first floor there are two double bedrooms, a single bedroom and a modern three piece bathroom suite.

The property benefits from a small decked area in the rear yard.

This property would be perfect for a young family, a couple or up to two professional sharers.

Council Tax Band C

EPC Rating D



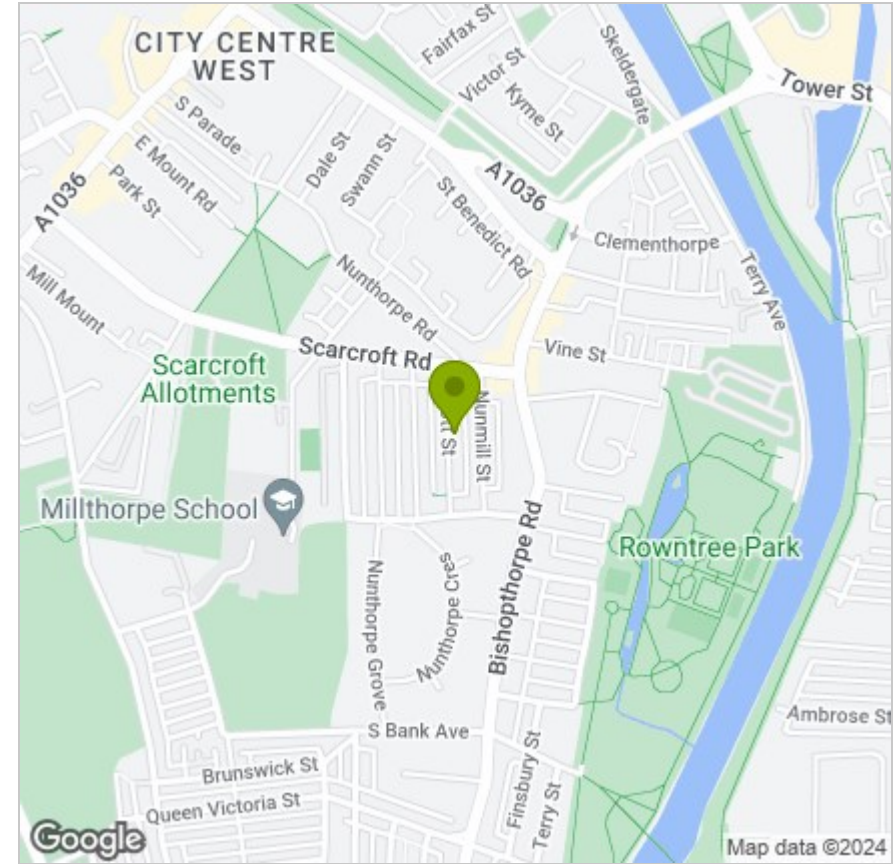




# FLOOR PLAN



# 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	
		65	89

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