



23 Scarcroft Road
York, YO23 1NE
£1,800 Per Month



AVAILABLE FOR SEPTEMBER! This stunning 3 bedroom period town house is within a highly sought after location just off Bishopthorpe Road with easy access to York City Centre.

The property has been upgraded to a high standard and comprises an entrance hall guiding you towards a lovely living area with a large bay window providing plenty of natural light.

Moving through the property, you're greeted by a spacious kitchen diner with integrated appliances and adjoining utility room with separate WC.

The first floor provides you with 2 fabulous bedrooms, the master of which comes with an attached dressing room and en-suite shower room.

Up the final stairs, you'll find a further bedroom and a large family bathroom.

To the rear of the property is a private courtyard.

Council Tax Band C.
Pets Considered
Not suitable for sharers.

Entrance Hall

Entrance door, stairs to first floor, radiator. Panelled doors to;

Lounge

12' x 14'5 (3.66m x 4.39m)
uPVC double glazed window to front with shutters, uPVC double glazed window to side with shutters, radiator, TV point, power points. Carpet.

Dining Kitchen

17'1 x 13'7 (5.21m x 4.14m)
Fabulous large family kitchen with high quality Shaker style units comprising 1 1/2 bowl sink unit with cupboards below, base units with cupboards and drawers, matching wall units, solid wood work surfaces, two uPVC double glazed windows to side, Adam style fireplace, integrated dish washer and fridge, power points. Door to;





Utility/Study

10' x 6'8 (3.05m x 2.03m)
uPVC double glazed window to side plumbing for automatic washing machine, door to rear courtyard, power points. Panelled door to;

Cloaks/WC

Wash hand basin, low level WC.

First Floor Landing

Stairs to second floor. Panelled doors to;

Bedroom 1

12'9 x 9'9 (3.89m x 2.97m)
uPVC double glazed window to side, radiator, power points. Opening to;

Dressing Room

7'10 x 5'9 (2.39m x 1.75m)
uPVC double glazed window to side, radiator, power points. Carpet. Panelled door to;

En-Suite Shower Room

Walk in shower cubicle, vanity unit housing wash hand basin, low level WC, extractor fan. Tiled floor.

Bedroom 2

15'4 x 10' (4.67m x 3.05m)
uPVC double glazed windows to two aspects, radiator, power points. Carpet.

Second Floor Landing

Double glazed window to front, balustrade. Carpet. Panelled doors to;

Bedroom 3

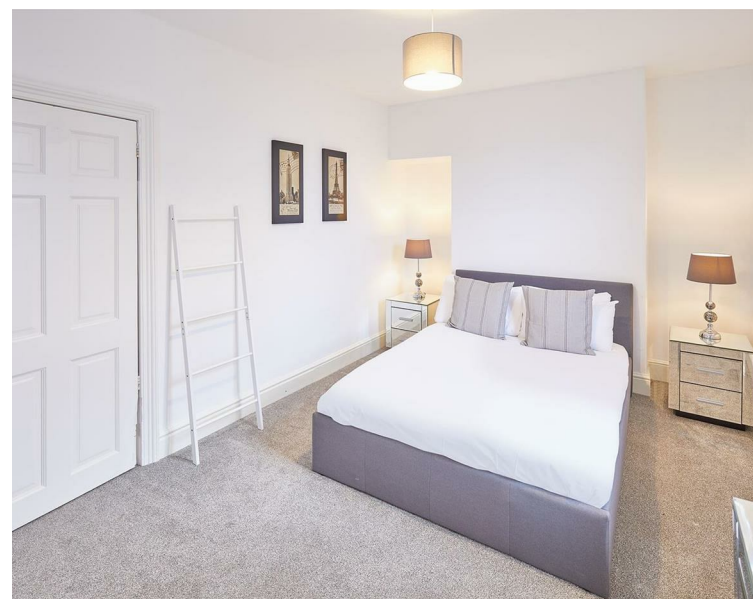
13' x 10' (3.96m x 3.05m)
Double glazed velux window to side, radiator, power points. Carpet.

Family Bathroom

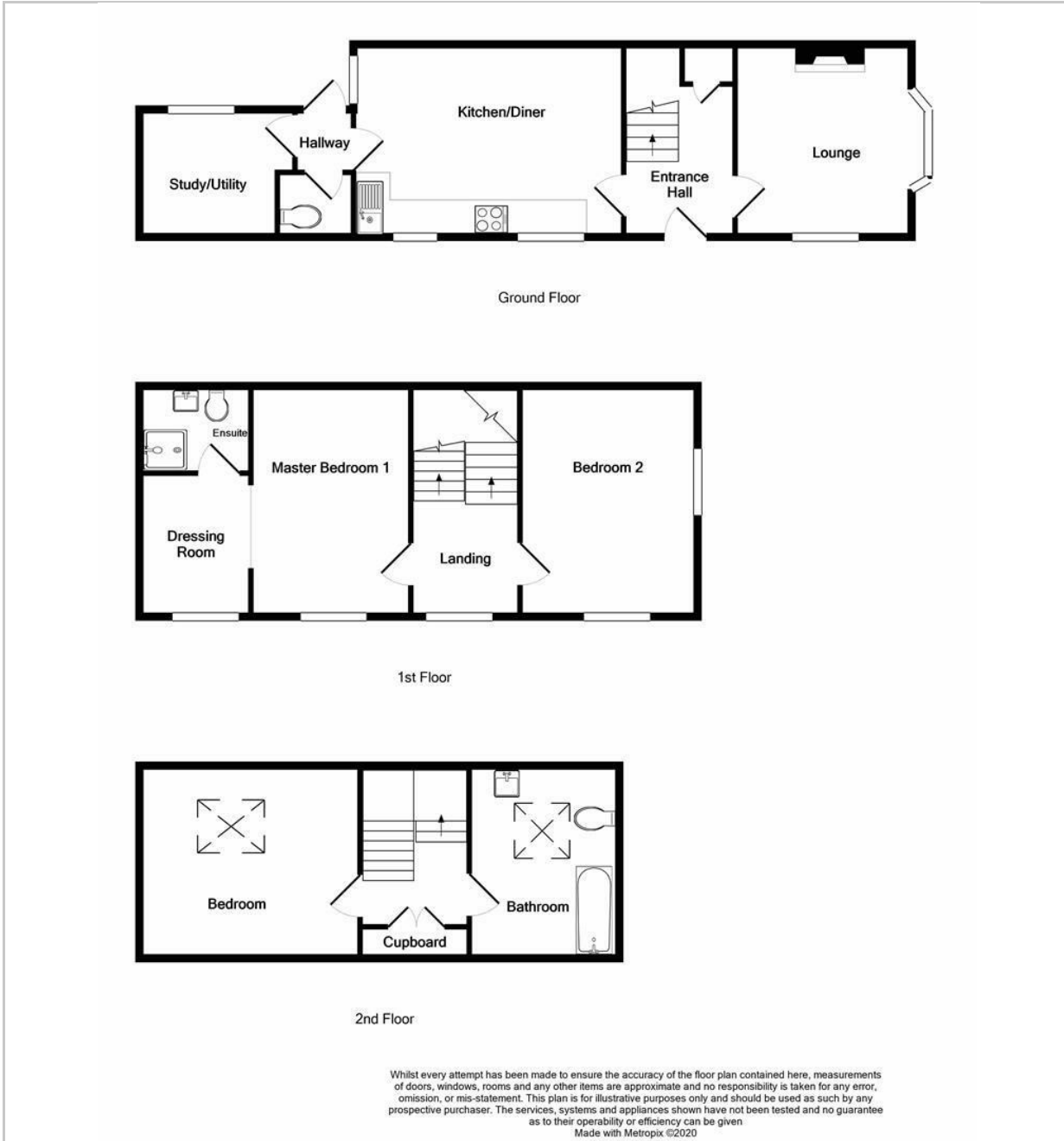
9'9 x 9'1 (2.97m x 2.77m)
Three piece suite in white comprising panelled bath with electric shower above, vanity unit housing wash hand basin, low level WC, double glazed window to side, chrome towel rail/radiator.

Outside

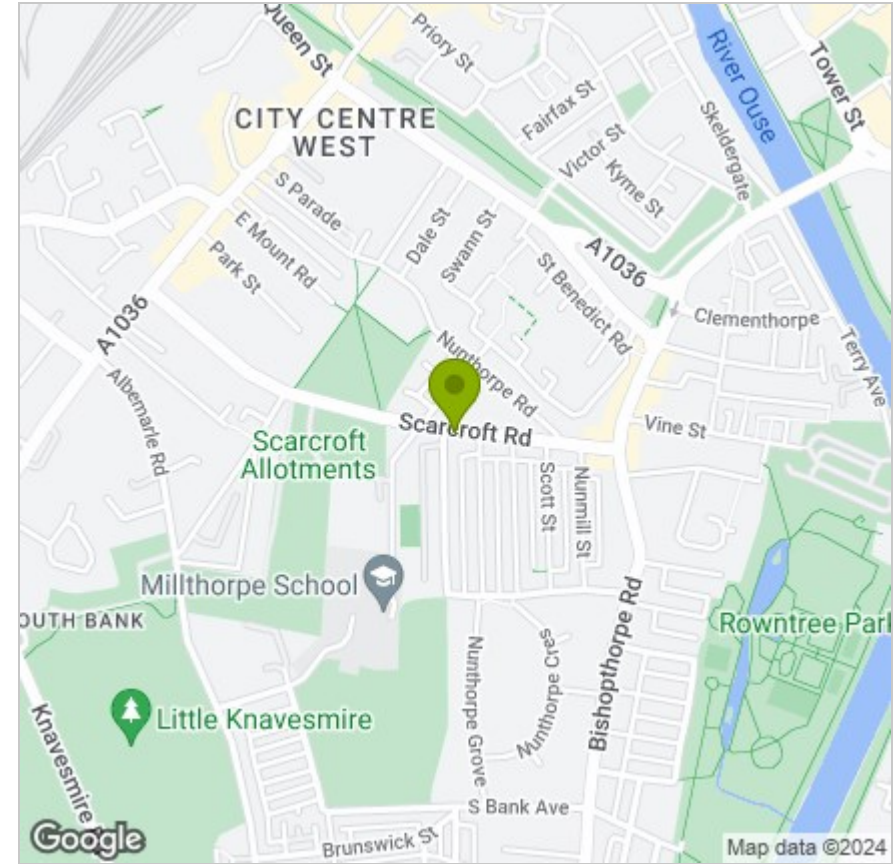
Walled rear courtyard with artificial grass, brick boundary wall, covered storage area and gate giving access to side.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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