

An impressive three bedroom, period terrace with forecourt on this quiet residential street just off Bishopthorpe Road and moments away from Rowntree Park. The property has recently been upgraded to a very good standard throughout to provide superb living accommodation as well as bright and spacious rooms. Within the immediate area of the house is 'Bishy Road' shopping parade, popular schools and amenities as well as a short walk to the railway station and into York's historic city centre. The bright and spacious accommodation fully comprises entrance vestibule with encaustic tiles, entrance hallway, lounge with bay window, dining room, 18' kitchen with double doors out to the courtyard, first floor landing, three double bedrooms, three piece house bathroom and a second floor accessible loft. To the outside is a traditional front forecourt whilst to the rear is a landscaped courtyard. An internal viewing is highly recommended.

Entrance Vestibule

Entrance Hall

Lounge 14'8 x 10'9 (4.47m x 3.28m)

Dining Room 12'1 x 11'3 (3.68m x 3.43m)

Kitchen 18'1 x 8'6 (5.51m x 2.59m)

First Floor Landing

Bedroom 1 14'2 x 12'2 (4.32m x 3.71m)

Bedroom 2 12'4 x 8'2 (3.76m x 2.49m)

Bathroom

Bedroom 3 12'7 x 8'6 (3.84m x 2.59m)

Second Floor Landing















Loft 12'7 x 8'3 (3.84m x 2.51m)

Rear Courtyard



FLOOR PLAN LOCATION Scarcroft Rd Scarcroft Ground Floor 502 sq.ft. (46.7 sq.m.) approx. 1st Floor 491 sq.ft. (45.7 sq.m.) approx. 2nd Floor 142 sq.ft. (13.2 sq.m.) approx. Allotments Millthorpe School Rowntree Park Kitchen 18'1" x 8'6" 5.51m x 2.59m S Bank Ave 5 Finsbury Brunswick St Queen Victoria St Sutherland St Bedroom 2 12'4" x 8'2" 3.77m x 2.49m Dining Room 12'1" x 11'3" 3.69m x 3.42m 53 Campleshon Rd York Steiner School Google Map data @2024 Lounge 14'8" x 10'9" 4.47m x 3.29m **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 84 (69-80) 65 (55-68) TOTAL FLOOR AREA: 1136 sq.ft. (105.5 sq.m.) approx. (39-54) very attempt has been made to ensure the accuracy of the footplan contained here, measurements s, windows, scores and any other terms are approximate and no responsibility is taken for any error, they purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropox 62004. (21-38) G

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Not energy efficient - higher running costs

England & Wales

EU Directive

2002/91/EC