

4 Grasmear House Scarcroft Hill
York, YO24 1DF
Guide Price £325,000



STUNNING PENTHOUSE APARTMENT WITH BALCONY SITUATED IN PRIME LOCATION. Superbly presented 2nd floor penthouse apartment located in the sought after area of Bishopthorpe Road. The apartment forms part of a small development and has been fully renovated by the current owners to an exceptional standard throughout.

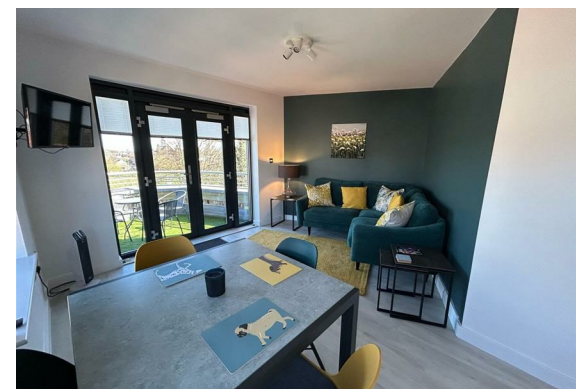
The property comprises an entrance hallway providing access to all rooms, charming open plan living kitchen which is well fitted with a contemporary range of modern fitted units with sleek work surfaces, there is an integrated oven, hob and extractor fan over and an integrated fridge/freezer. The dining area has magnificent views across York city centre and is the ideal place for watching the sunset. The property also has 2 double bedrooms, the principal bedroom has the advantage of a good range of fitted wardrobes. There is also a stunning, modern shower room. The property has on street permit parking and could not be set in a more ideal location within easy walking distance of local cafe's, restaurants, York railway station, independent shops and all the historic City of York has to offer. **MUST BE VIEWED.**

Entrance Hall

Entrance door, vaulted window providing lots of natural light, built-in cupboard.

Open Plan Living Kitchen

Well fitted with a beautiful range of base and wall mounted units including attractive roll top work surfaces, ceramic hob and electric oven with extractor fan over, tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, two windows to side, doors to balcony with amazing views of the city of York including York Minster, electric wall heater, TV point, power points.





Bedroom 1

Well fitted with an attractive range of built in wardrobes providing lots of hanging and shelving storage, window overlooking Scarcroft Allotments, electric wall heater, power points.

Bedroom 2

Window to side, electric wall heater, power points.

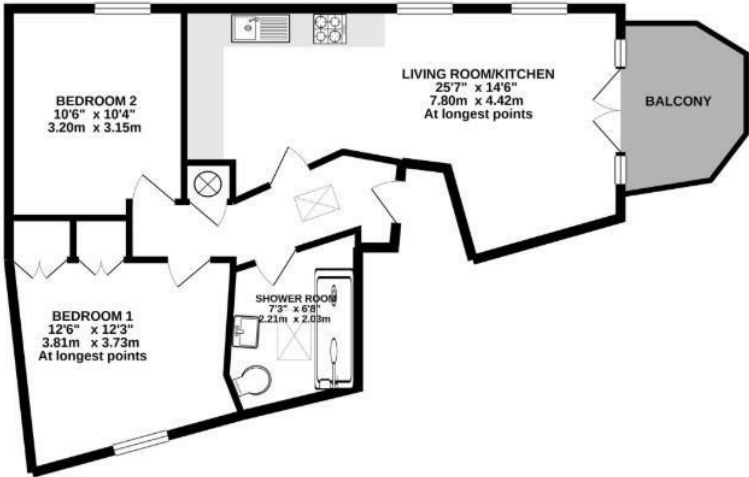
Shower Room

Vaulted window, good size walk-in shower cubicle, sink set in an attractive vanity unit, low level WC, heated towel rail, fully tiled walls.



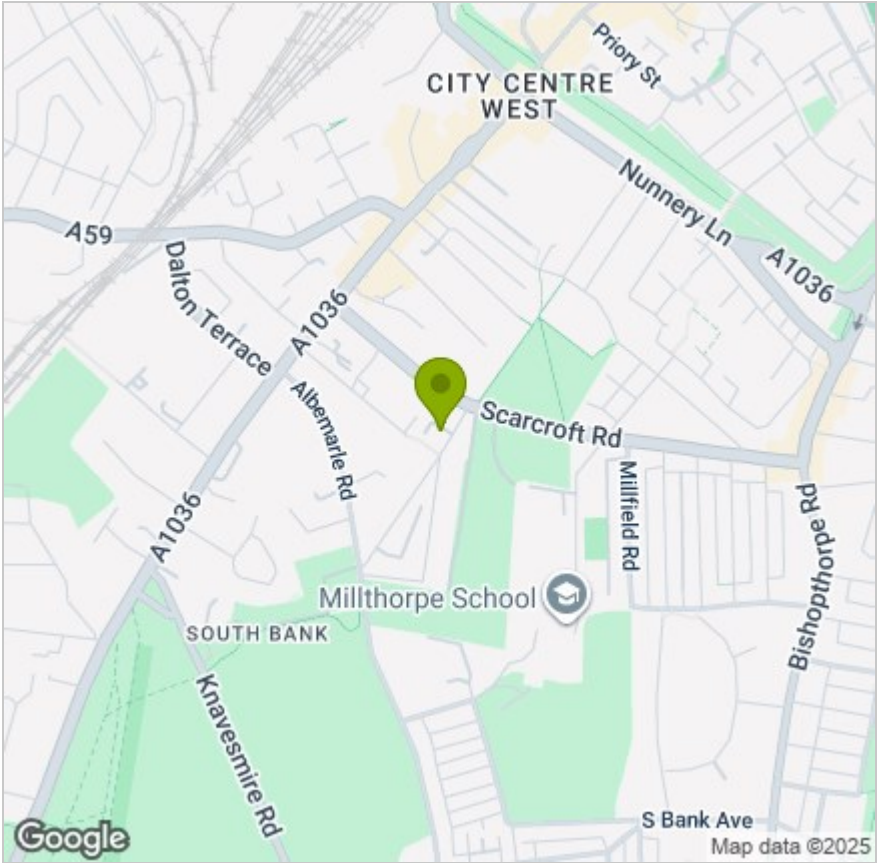
FLOOR PLAN

PENTHOUSE
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, representations of areas, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
Read with Mortgage 1022.

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(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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