

A beautifully restored 4 bed 3 storey mid-town house situated on this quiet residential street minutes away from the ever popular Bishy Road shopping parade voted one of the UK's coolest places to live by The Times and in walking distance of York City Centre centre, some excellent schools, Rowntree park and York railway station. The spacious property has been recently extended and has undergone a full programme of refurbishment to an excellent standard throughout. No expense has been spared making it the wonderful home it is. The property is arranged over 3 floors and the bright and spacious accommodation comprises; entrance hall with encaustic tiles opening into a sitting room filled with an abundance of light from the beautiful bay sash window. There is a large open plan living kitchen with bespoke fittings including a central island with 'Silestone' worktops, underfloor heating, integrated double oven, ceramic hob with extractor over, sink with mixer tap. To the rear of the kitchen is the dining area with vaulted ceiling and French doors onto the courtyard. Utility room and downstairs WC/cloaks which completes the ground floor accommodation. Stairs lead to first floor landing and to the master bedroom with en-suite shower, bedroom 2 and 4 piece family bathroom. Further stairs lead to second floor landing and two further bedrooms. To the outside is a front forecourt whilst to the rear is a pretty fully enclosed rear courtyard with timber gate to service alleyway. MUST BE VIEWED!

## **Entrance Vestibule**

Entrance door, encaustic tiles, glazed Oak panelled door to;

#### **Entrance Hallway**

Encuastic tiles, carpeted stairs to first floor. Opening to:

# Lounge

13'2" x 10'4" (4.03m x 3.17m)

Double glazed timber framed slide sash windows to front, carpeted floors, open stone hearth with traditional surround, power points, radiator.

#### **Kitchen**

12'11" x 10'9" (3.96m x 3.28m)

Fitted wall and base units with Silestone worktop, stainless steel sink with mixer tap, electric eye-level oven, induction hob and circulator fan, built in fridge-freezer and dishwasher, power points, recessed spotlights, oak flooring, under floor heating, under stairs cupboard. Kitchen island with power points and sitting area.



















# **Living/Dining Area** 13'10" x 10'8" (4.24m x 3.27m)

Double glazed Anthracite grey French doors onto courtyard, two Velux windows, oak wood flooring, underfloor heating, recessed spotlights and power points.

# **Utility Room**

9'10" x 5'4" (3.00m x 1.64m )

Double glazed window side, door to courtyard, stainless sink and draining board with mixer tap, recessed spotlights, under floor heating, power points. Space and plumbing for appliances.

## WC/Cloaks

Wash hand basin, low level W.C, wall mounted gas combination boiler, extractor fan, oak wooden flooring. Under floor heating.

# **First Floor Landing**

Double glazed window to side, carpet, oak door to:

#### **Master Bedroom**

14'2" x 11'0" (4.34m x 3.37m)

Two double glazed sliding sash windows to front, double panelled radiator, carpet, power points.

#### **En-Suite**

Walk-in shower cubicle, low level WC, wash hand basin, tiled floor, towel radiator, recessed spotlights, extractor fan.

#### Bedroom 2

9'7" x 8'5" (2.94m x 2.59m)

Double glazed window to rear, double panelled radiator, carpet, power points.

## **House Bathroom**

Four piece suite comprising; feature freestanding bath, corner shower unit, low level WC, wash hand basin, towel radiator, opaque double glazed window to rear, luxury vinyl tiled floor, extractor, recessed spotlights.

# Second Floor Landing

Double glazed window to rear, loft storage, carpets.

# Bedroom 3

13'5" x 11'8" (4.11m x 3.58m)

Double glazed slide sash period dormer window to front, double panelled radiator, power points, carpet.

#### Bedroom 4

11'1" x 8'7" (3.39m x 2.62m)

Two double glazed windows to rear, double panelled radiator, carpets, power points.

#### Outside

Front landscaped forecourt, rear walled courtyard paving and gravel. Gate to service alleyway

# **FLOOR PLAN LOCATION** Scarcroft Rd Bishopthorpe Rd Ground Floor 564 sq.ft. (52.4 sq.m.) approx Millthorpe School 1st Floor 421 sq.ft. (39.1 sq.m.) approx Rowntree Park 2nd Floor 290 sq.ft. (26.9 sq.m.) approx. S Bank Ave to Brunswick St Terry St Queen Victoria St Sutherland St Bedroom 4 11'2" x 8'7" 3.39m x 2.62m Bedroom 2 9'8" x 8'6" 2.94m x 2.59n Campleshon Rd Kitchen 13'0" x 10'9" 3.96m x 3.28m York Steiner School Danesmead Wood Google Map data @2025 Master Bedroon 14'3" x 11'1" 4.34m x 3.37m **Energy Efficiency Rating** Lounge 13'3" x 10'5" 4.03m x 3.17m Potential Very energy efficient - lower running costs **EPC** (92 plus) A 87 (69-80) 65 (55-68) TOTAL FLOOR AREA: 1275 sq.ft. (118.5 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, rooms and any other tiems are approximate and to responsibility sales for any error, and any other tiems are approximate and to responsibility sales for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. As to their operability or efficiency can be given. (39-54) (21-38) G

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Not energy efficient - higher running costs

**England & Wales** 

EU Directive

2002/91/EC