

A most attractive larger than average 4 bedroom semi-detached house situated in this guiet cul-de-sac situated in an enviable and quiet location just outside York City walls close to the acclaimed Bishopthorpe Road. Within easy access to the Railway station, city centre and a vibrant range of nearby local shops and restaurants and benefitting from excellent transport links. This charming property is in a peaceful location and is well presented throughout. The bright, airy and spacious living accommodation offers the perfect balance of city living and serene surroundings. As you approach the property you are welcomed into a small front garden then enter into the hallway which leads to a front lounge a fabulous open plan dining kitchen which is well equipped with an excellent range of fitted units, integrated appliances, utility room, downstairs WC and office. Stairs leading to first floor landing, 3 double bedrooms and a fantastic bathroom. Further stairs lead to the 2nd floor where there is a further double bedroom. Outside to the front is a small garden and side drive providing off street parking and to the rear is a fully enclosed delightful garden. Viewing is highly recommended to appreciate the fabulous accommodation on offer and it's superb location.

Entrance Hall

Laminate flooring, cast iron radiator

Lounge

Bay window to front elevation, wood flooring, log burner on slate hearth, picture rail, cast iron radiator

Dining Kitchen

Excellent range of base and wall mounted units incorporating roll top work surfaces and complimentary splashbacks. Double oven, ceramic hob, recently installed integrated dishwasher and fridge/freezer, 1 and half sink with mixer tap, wood flooring, spotlights to ceiling, window to rear elevation, door to garden, 2 Velux windows to rear



















Utility Room

Belfast sink with mixer tap over wall mounted boiler, plumbing for automatic washing machine, tiled flooring, shelving, door to;

Downstairs WC

Low level WC, pedestal wash hand basin, tiled flooring

Office

Window to front elevation, central heating radiator

Stairs to First Floor Landing

Bedroom

Bay window to front elevation, stripped floor, cast iron radiator

Bedroom

Window to rear elevation, picture rail, central heating radiator

Bathroom

Claw foot bath with shower over. Sink set in attractive vanity unit, wall hung toilet, storage cupboard, part tiled walls. Tiled floor, heated towel rail, two windows to the front elevation

Bedroom

Stripped flooring, window to the rear elevation and additional arched window, coving to the ceiling

Stairs to 2nd Floor Landing

Bedroom

Velux window to rear elevation, cat iron radiator, under eaves storage

Outside

To the front is a well planted garden and a side drive providing off street parking whilst to the rear is a fully enclosed garden with timber shed.

LOCATION FLOOR PLAN Scarcroft Rd Bishopthorpe Rd 1st Floor 517 sq.ft. (48.1 sq.m.) approx. Ground Floor 769 sq.ft. (71.4 sq.m.) approx 2nd Floor 327 sq.ft. (30.4 sq.m.) approx Millthorpe School Rowntree Park Bedroom 11'9" x 9'5" 3.58m x 2.87m Utility Room 12'5" x 6'9" 3.79m x 2.06m S Bank Ave Finsbury St Terry St Brunswick St Master Bedroom 13'5" x 10'10" 4.08m x 3.30m Queen Victoria St Sutherland St Lounge 16'6" x 11'0" 5.02m x 3.35m Campleshon Rd Coogle Map data @2025 **Energy Efficiency Rating** Current Potential TOTAL FLOOR AREA: 1613 sq.ft. (149.9 sq.m.) approx. Very energy efficient - lower running costs **EPC** y altempt has been made to ensure the accuracy of the floorpin contained here, measurements indows, rooms and any other items are approximate and no responsibility is taken for any error, command of the purchased of the properties of the purchased of the purchased. The services, systems and anglainnes shown have no been tested and no guarante as to their operability or efficiency can be given. Made with Meteopic 80205. (92 plus) A 82 71 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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