



67 Scott Street

York, YO23 1NR

£500,000

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A FABULOUS LARGE 3 BEDROOM FORECOURTED PERIOD TOWN HOUSE SET IN ONE OF YORK'S MOST SOUGHT AFTER LOCATIONS CLOSE TO THE BISHY ROAD SHOPPING PARADE AND WITHIN WALKING DISTANCE OF THE RAILWAY STATION AND THE CITY CENTRE. The property has been extended and newly refurbished to a high standard to provide spacious and high quality living accommodation with the benefit of newly installed gas central heating and UPVC double glazing and comprises entrance vestibule and hallway, living room with bay window, opening to dining room and open to a large breakfast kitchen with quality newly fitted units and appliances including centre island and French doors to courtyard, first floor landing, 2 double bedrooms and large bathroom with bath and walk in shower, second floor landing, bedroom 3 with en-suite cloaks/w.c. Good sized walled rear courtyard with patio area.

AN INTERNAL VIEWING OF THIS SUPERB PERIOD HOME IS STRONGLY RECOMMENDED.



Entrance Hallway

Entrance door, stairs to first floor. Door to dining room

Sitting/Dining Room

26'1" x 11'3" (7.95m x 3.43m)

Large open plan reception room. Living area with bay window to front, ceiling cornicing, recessed fire breast with oak mantle above, Oak flooring. Dining area also with oak flooring and opening to



Dining Kitchen

Large open plan extended breakfast kitchen with full range of quality fitted units including base and wall units, quartz work surfaces, built in combi microwave with single oven below and hob, integrated dishwasher, integrated washing machine/dryer, centre island with sink unit. Tiled floor. French doors to garden





First Floor Landing

Stairs to second floor. Doors to

Bedroom 1

14' x 11'11" (4.27m x 3.63m)

Large double bedroom with window to front

Bedroom 2

12'5" x 8'8" (3.78m x 2.64m)

Further double bedroom with window to rear

House Bathroom

Large family bathroom with 3 piece white suite comprising panelled bath, wash hand basin, w.c., walk in shower cubicle, window to side

Second Floor Landing

Door to

Bedroom 3

Large bedroom 3 with walk in wardrobe, window to rear and door to

Ensuite W.C.

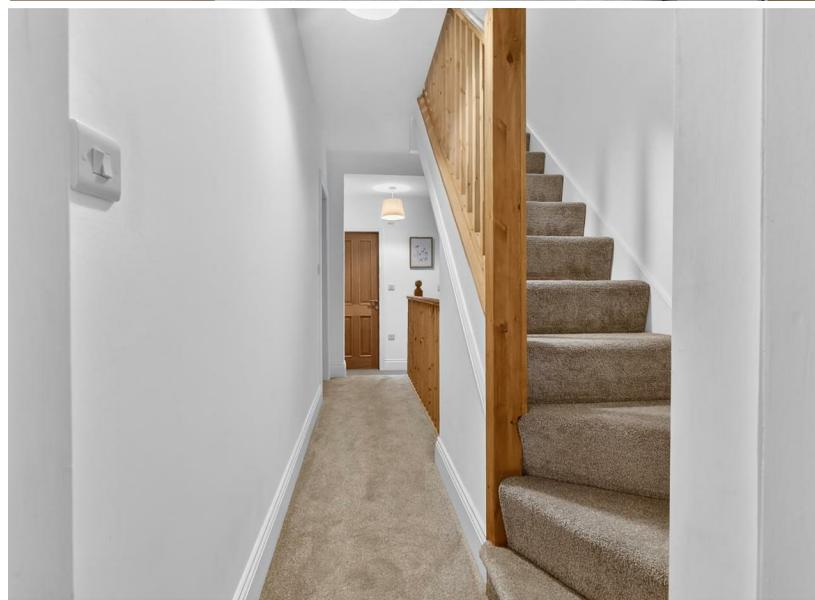
Wash hand basin, w.c.

To the outside

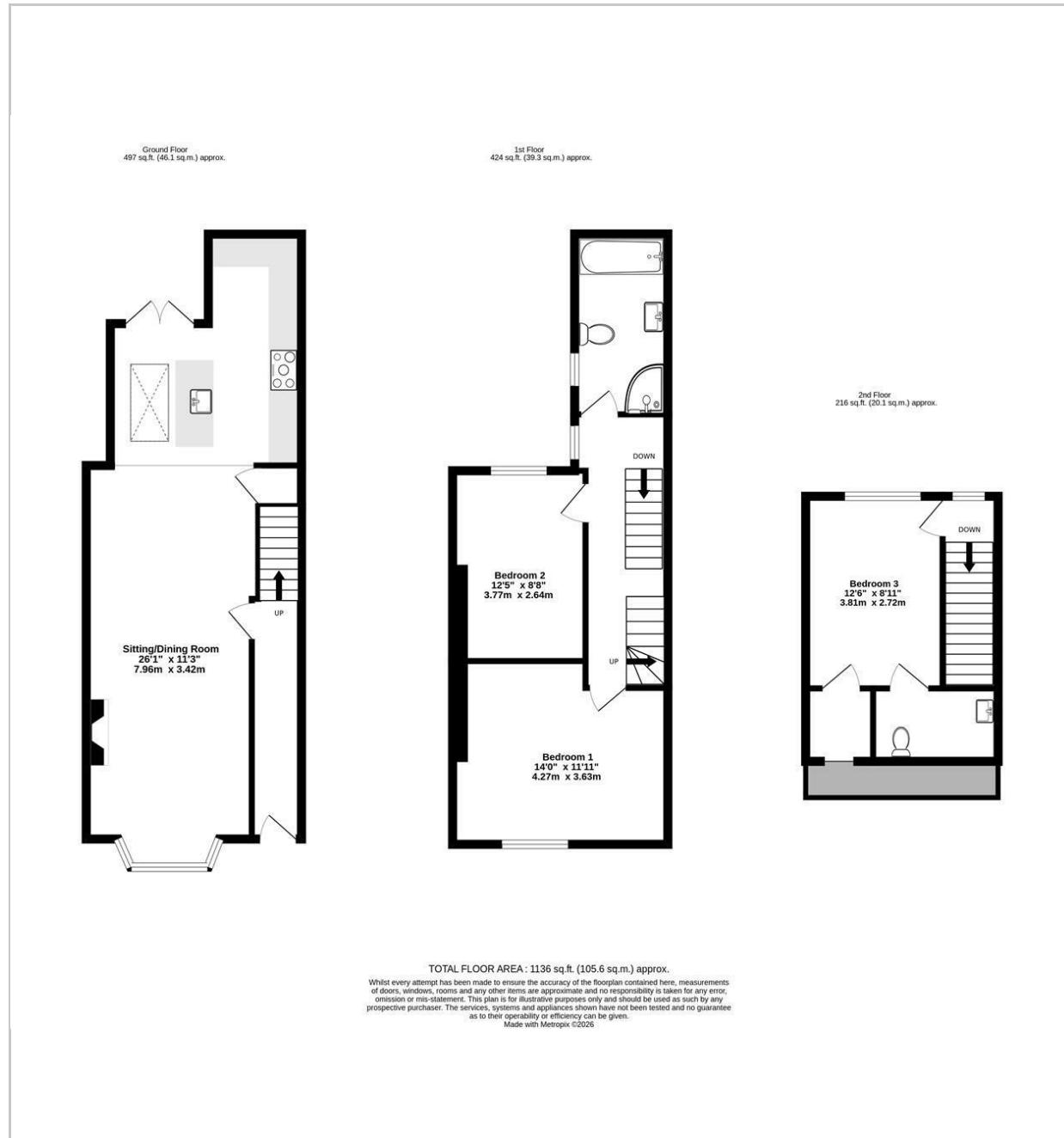
Front forecourt with boundary wall and wrought iron fencing. Good sized walled rear yard fully paved to create large patio area.

Agents notes:

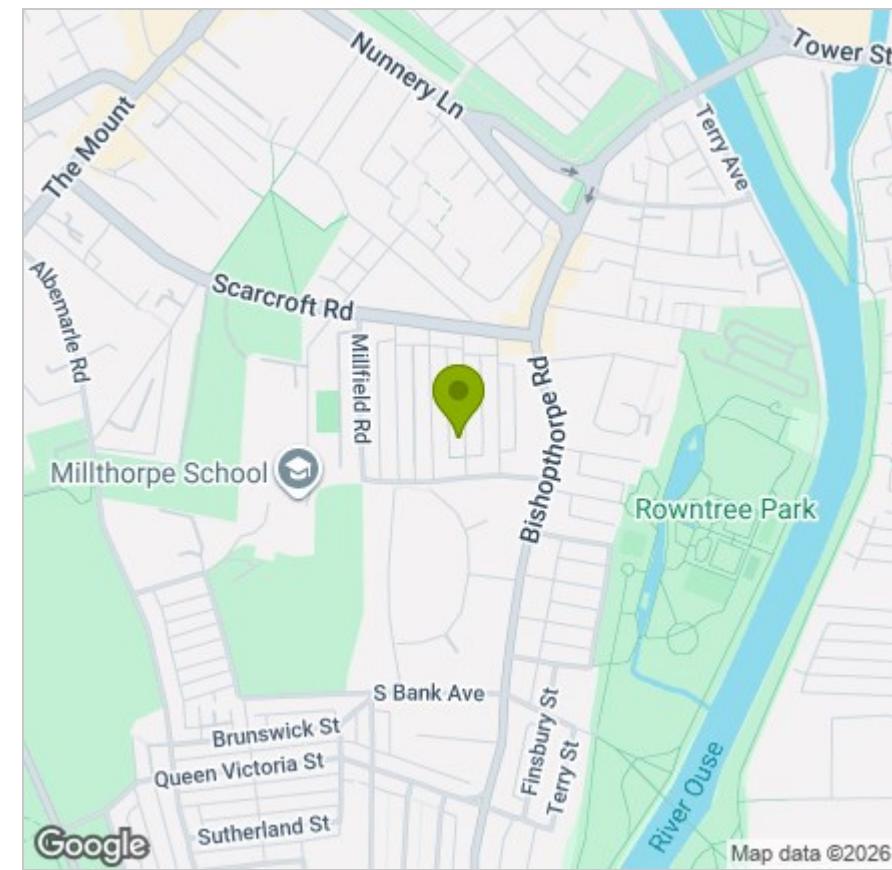
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	57
(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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