



3 Telford Terrace, Scarcroft Hill,
York, North Yorkshire YO24 1DQ

Guide Price £847,500


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Bishops Personal Agents present to the market, a fabulous opportunity to purchase a substantial five bedroom mid terraced house, with views out over the allotments, towards the York Knavesmire and racecourse, situated in one of York's most sought after locations of Scarcroft Hill, just a short stroll from the very popular "Bishy Road" high street, the York station and the City centre. Dating from around 1898, this lovely house on Telford Terrace has been a family home to the current owners, with a wealth of charm and period features throughout, featuring a mosaic tiled floor and period fireplaces. This property will be very popular with a multitude of buyers, including, families, commuters and professionals who work in York. Another great thing is there is still a possibility to put your own stamp and style to enhance, including a side return kitchen and personal decoration. The accommodation spread over three floors briefly comprises; Entrance vestibule and hallway with an original encaustic tiled floor, doors lead to the reception rooms. To the front, we find the bay fronted living room with a feature fireplace and open grate, perfect for cosy evenings, then to the rear the dining room with a further fireplace, currently used as a children's snug and music room. Onwards into the bespoke kitchen/breakfast room in the hub of the house, with ample space for a table and chairs, leading through to the utility and a cloakroom completes the ground floor. The stairwell leads to the first floor landing, from where we find the three double bedrooms, the bay fronted principal bedroom, with fabulous views out towards the Knavesmire and a modern family bathroom. The second floor comprises of two further bedrooms, perfect for a teenager or those who work from home and also has the added bonus of a shower room. Outside to the front we find the forecourt leading to the front door, whilst to the rear a walled courtyard/garden, just right for outside entertaining. In summary, this lovely home in the very popular "Scarcroft Hill" area provides an exceptional opportunity to secure a property that is full of charm and character. The property will also particularly appeal to those for whom location within this popular area is crucial and easy access to the University, York station and catchment area of very popular local schools, The Scarcroft Primary School is just a stroll away at the end of the Scarcroft Hill street, with further well renowned schools in the area, including The Mount, Bootham and St. Peters. An early internal viewing is strongly recommended, not to miss out on this superb home.

Telford Terrace, Scarcroft Hill, is in a much sought-after location, just on the fringes of the South Bank area of York. The area also benefits from an excellent range of local amenities, including the very popular shopping parade on Bishopthorpe Road "Bishy Road", Rowntree's Park, the Knavesmire and provides easy access to the A64 and northern ring road. The popular Knavesmire Primary School is just a short walk with further well renowned schools in the area. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance door to vestibule, glass panel door to hallway, mosaic tiled floor, ceiling cornice, dado rail, understairs cupboard and radiator*. Stairs to the first floor. Doors leading to...

Living Room

16' 4" x 13' 5" (4.97m x 4.09m) Into bay Double glazed sash bay windows to front aspect, feature fireplace with and an open grate, ceiling cornice, ceiling rose, tv point* and radiator*.

Dining Room

12' 9" x 11' 9" (3.88m x 3.58m) Sash windows to rear aspect, ceiling cornice, ceiling rose, picture rail and radiator*.

Kitchen/Breakfast Room

23' 11" x 10' 1" (7.28m x 3.07m) A fabulous bespoke fitted kitchen with a range of wall and base units with matching matching worktops over, inset ceramic sink and drainer with mixer taps, range cooker with 7 x gas hobs*, space for an upright fridge and freezer*, dishwasher*, down lighting, double glazed sash windows to side and rear aspects, underfloor heating*, original cupboards, ample space for a table and chairs and radiator*. Door leading to....

Utility room

5' 9" x 4' 9" (1.75m x 1.45m) Handy utility with, built in cupboards, plumbing for a washing machine* and space for a freezer. Upvc door to the courtyard. Door leading to...

Cloakroom

4' 8" x 3' 0" (1.42m x 0.91m) Sky light, low level wc, sink with mixer tap and heated rail*

First Floor Landing

Built in cupboards and sky light. Stairs to the second floor and radiator*. Doors leading to...

Bedroom 1

18' 3" x 16' 3" (5.56m x 4.95m) Into bay Double glazed sash bay windows to front aspect, ceiling cornice and radiator*.

Bedroom 2

13' 3" x 12' 0" (4.04m x 3.65m) Double glazed sash windows to rear aspect, feature cast iron fireplace, alcove cupboard and radiator*.

Bedroom 3

10' 10" x 10' 2" (3.30m x 3.10m) Double glazed sash windows to rear aspect, feature cast iron fireplace and radiator*.

Bathroom

12' 6" x 6' 0" (3.81m x 1.83m) Bathroom with a white suite comprising: Panelled bath with mixer taps and mains shower over*, wash hand basins with mixer taps, low level wc, double glazed sash windows to side aspect, down lighting and heated rail*.



Second Floor Landing

Velux to rear aspect, loft hatch and radiator*. Doors leading to...

Bedroom 4

13' 3" x 11' 1" (4.04m x 3.38m)

Double glazed sash windows to front aspect, feature cast iron fireplace and radiator*.

Bedroom 5

13' 5" x 11' 11" (4.09m x 3.63m)

Double glazed sash windows to rear aspect, feature cast iron fireplace and radiator*.

Shower Room

9' 4" x 6' 8" (2.84m x 2.03m)

Shower room with a white suite comprising: Walk in shower cubicle with a electric shower over*, wash hand basin, set in vanity cupboards, low level wc, velux to front aspect and heated rail*.

Outside

To the front of the property there is walled forecourt with shrub borders and steps leading to the house. To the rear of the property, we find a generous walled courtyard, perfect for simply relaxing on summer evenings and outside entertaining. Plus a shed.

Agents Note

Epc rating TBA. Council tax band E.

Broadband supplier: Sky

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.





Energy performance certificate (EPC)

3 Telford Terrace YORK YO24 1DQ	Energy rating E	Valid until:	27 March 2035
		Certificate number:	2069-3048-6207-1535-4204

Property type Mid-terrace house

Total floor area 182 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/2069-3048-6207-1535-4204>

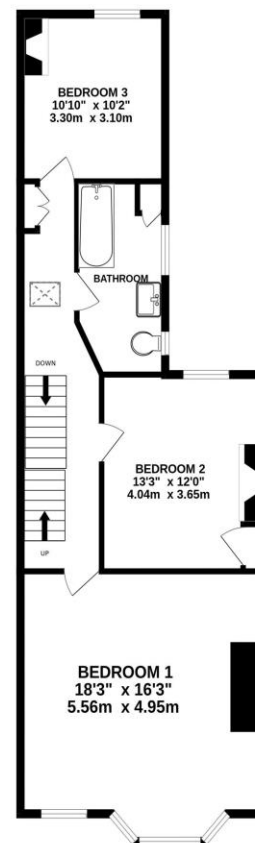
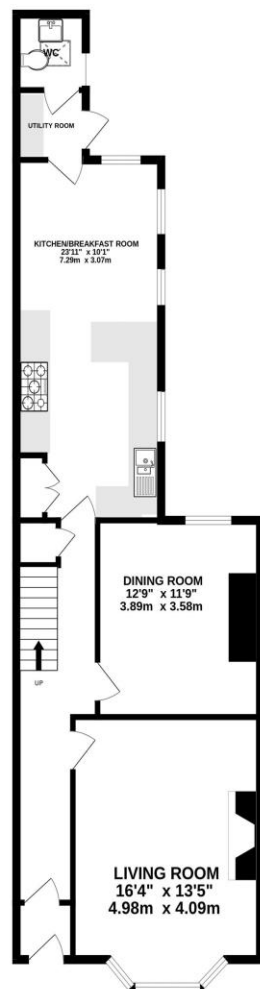
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TOTAL FLOOR AREA: 1959sq.ft. (182.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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