

LANCASTER  
SAMMS

67 Scott Street, York

York

Offers Over £275,000







#### FULL RENOVATION REQUIRED.

A two bedroom mid terrace in a popular location near Bishopthorpe Road.

This property briefly comprises an entrance hallway leading to a bay front lounge / diner. Beyond is a galley style kitchen with door to rear courtyard garden.

Stairs from the entrance hallway lead to a first floor landing with two well proportioned double bedrooms and a generously sized bathroom with room for separate shower and bath.

Externally, the property has a small forecourt to the front and courtyard to the rear.

#### AGENTS NOTE

Viewings will take place in blocks and will be at times pre-determined by the agent. Viewings will only be permitted to those who are in a position to proceed immediately and can demonstrate the ability to proceed financially. We advise all viewers that there is significant renovations required and to consider this ahead of scheduling an appointment.

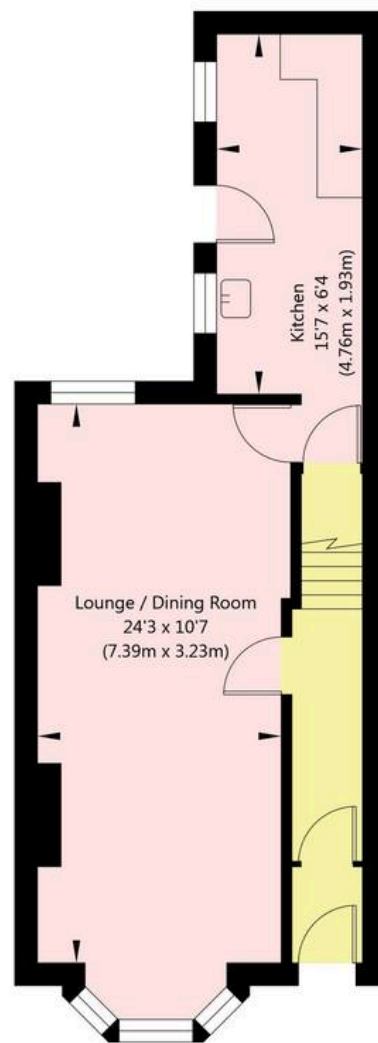
#### LOCATION

Superbly located near the Bishopthorpe Road area, which has a thriving range of shops, restaurants, delis, and pubs. It is within 10 minutes walk to town, Rowntrees Park and the racecourse. For the commuter, the Railway Station is within ten minutes walking distance and the outer ring road (A1237), A19 and A64 are within easy reach by car. The property is within the catchment area for Scarcroft and Knavesmire Primary Schools and Millthorpe and All Saints secondary schools.

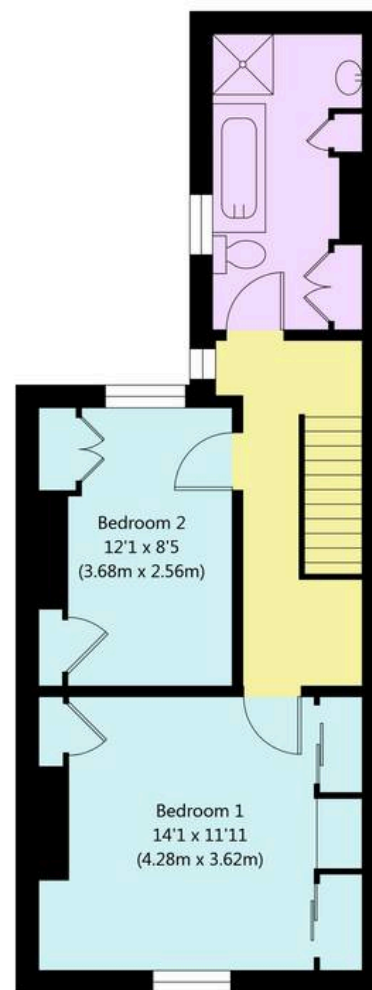




Scott Street, York, YO23 1NR



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 457 SQ FT / 42.43 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 448 SQ FT / 41.58 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 905 SQ FT / 84.01 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## Lancaster Samms

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