



HUDSON  
MOODY

25 Scarcroft Hill, York YO24 1DF

A beautifully presented, forecourted period townhouse. Situated in the highly desirable area of Scarcroft Hill, close to the knavesmire, Bishopthorpe Road and the city centre

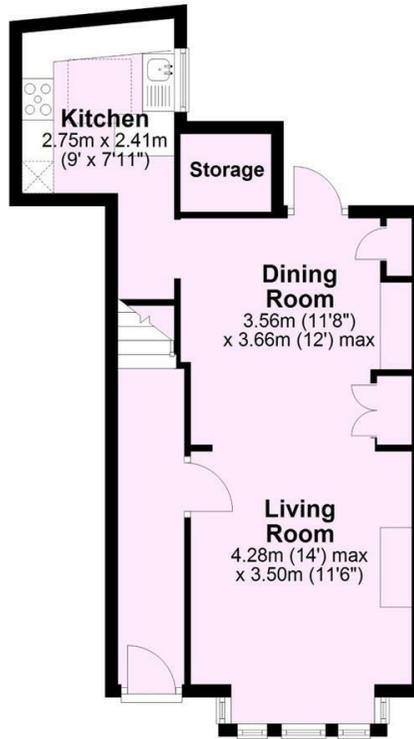
- Retaining Period Features Throughout
- Through Living Dining Room with Feature Fireplaces and Bespoke Storage
- Contemporary Kitchen with Granite Worktops
- Two First Floor Double Bedrooms
- Family Bathroom
- Loft Conversion including a Third Bedroom or Home Office and Generous Shower Room
- Delightful Rear Courtyard
- Sought After Area Close to Highly Regarded Local Schools
- Close to the much acclaimed Bishopthorpe Road Cafes and Restaurants, Riverside Walks and the City Centre
- On Street Permit Parking

**Guide Price £525,000**

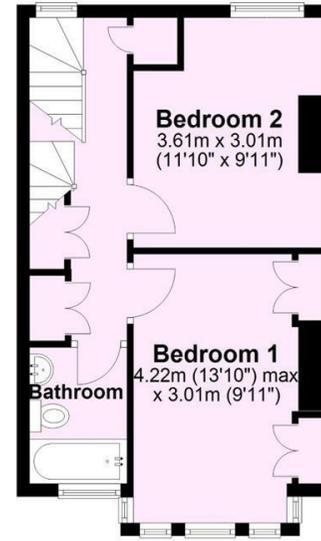
**Tenure: Freehold**

**Council Tax Band: D**

**Ground Floor**  
Approx. 44.1 sq. metres (475.1 sq. feet)



**First Floor**  
Approx. 35.5 sq. metres (382.4 sq. feet)



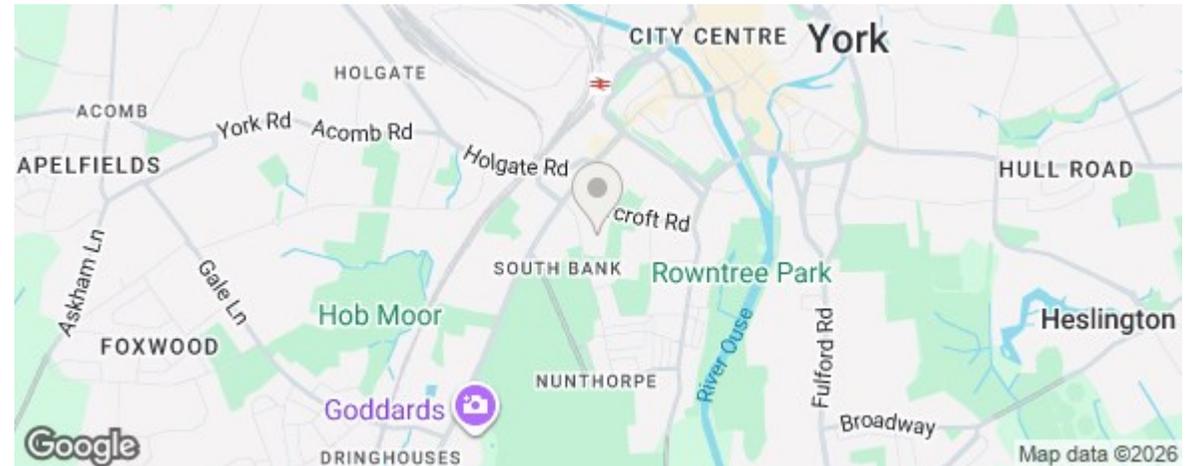
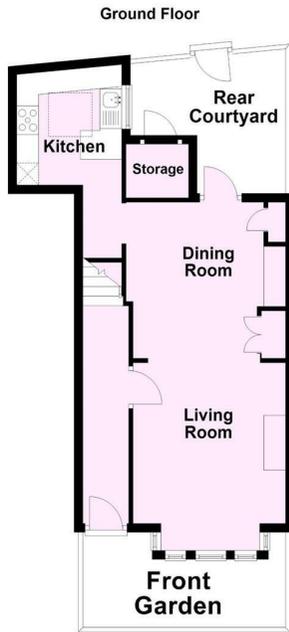
**Second Floor**  
Approx. 14.8 sq. metres (159.5 sq. feet)



Total area: approx. 94.5 sq. metres (1017.1 sq. feet)







| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92 plus)  | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         | 79        |
| (55-68)  | D | 58                      |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| England & Wales                                    |   | EU Directive 2002/91/EC |           |

**IMPORTANT NOTICE**

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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