



HUDSON
MOODY

35 Scarcroft Road, York YO23 1NE

35 Scarcroft Road

Approximate Gross Internal Floor Area = 137.3 sq m / 1479 sq ft

A spacious Victorian townhouse set in an ideal location off Bishopthorpe Road, lying near an excellent parade of local shops and within easy reach of the city centre and railway station. The property is offered for sale with NO ONWARD CHAIN.

The house retains many of its period features and is laid out over three floors providing two reception rooms, fitted kitchen, ground floor wet room and three bedrooms together with a huge bathroom and good sized rear courtyard.

- Spacious Victorian Townhouse with Period Features
- Excellent Location Off Bishopthorpe Road
- Two Large Reception Rooms
- Fitted Kitchen
- Ground Floor Wet Room
- Two First Floor Double Bedrooms
- Large House Bathroom
- 19ft Attic Bedroom
- Forecourt and Rear Courtyard Garden.
- Offered with No Onward Chain



Illustration for identification purposes only, measurements are approximate, not to scale.

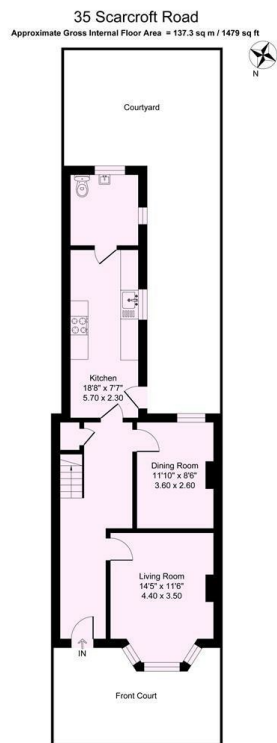
Guide Price £490,000

Tenure: Freehold

Council Tax Band: D







Ground Floor

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