



Scarcroft Road  
Off Bishopthorpe Road, York  
YO23 1NF

£800,000

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An extended and beautifully presented period mid terrace home, within one of York's most sought after residential streets, ideally positioned for access to the city centre, the railway station and the popular amenities of South Bank.

The property is approached via a forecourted frontage and opens into a welcoming entrance hallway featuring original Victorian tiled flooring and a secondary internal door with stained glass detail. To the front of the house is an elegant living room with a large bay window, stripped floorboards, original coving, decorative ceiling rose and a log burning stove creating a warm and characterful focal point.

To the rear is a second sitting room with a feature fireplace and ornate built in storage cupboard, which flows seamlessly into the side extended kitchen and dining room. This impressive space enjoys a pitched roof with Velux windows and a striking set of bespoke French doors incorporating a built in window that perfectly frames the roofline. The kitchen is finished in white with a central island, hob set into the chimney breast and ample space for a dining table, making it ideal for both everyday living and entertaining. A useful utility area is located to the rear.

The first floor offers two generous double bedrooms along with a separate w.c. on the landing and a four piece family bathroom fitted with a roll top claw foot bath and separate shower.

The second floor provides two further double bedrooms, both benefiting from fitted wardrobes, completing this deceptively spacious and highly characterful home.

Externally, the property benefits from a generous east facing rear garden, thoughtfully arranged to provide two separate patio seating areas alongside a well maintained lawn. The space offers an ideal setting for outdoor dining, entertaining and family use, enjoying morning sunlight and a good degree of privacy.

