



Scott Street, off Scarcroft Road, York

£525,000

**Stephensons**  
estate agents & chartered surveyors

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# S

Est. 1871

## Scott Street, York YO23 1NR

£525,000

This exceptional period residence presents a rare opportunity to acquire a beautifully curated family home in one of the city's most desirable residential settings being meticulously upgraded by the current owners, the property effortlessly presents architectural character with contemporary design.

Throughout the property, the integrity of its period heritage has been carefully preserved. Original mosaic tiled flooring, stripped timber floorboards and newly installed period-style radiators serve as elegant reminders of the home's architectural provenance, seamlessly balanced with contemporary finishes.

The ground floor offers two beautifully proportioned reception rooms. The principal sitting room is particularly impressive, featuring a graceful bay window, original detailing and a wood-burning stove that forms a charming focal point.

The heart of the home is the stunning newly installed kitchen, a truly striking space finished with bespoke dark navy cabinetry, elegant quartz work surfaces and a classic Belfast sink. Integrated appliances include a fitted dishwasher, while dedicated space has been thoughtfully allocated for a Rangemaster-style cooker, fridge freezer and washing machine. The former dining room has been opened to create an impressive open-plan dining kitchen, perfectly designed for modern living and entertaining. A full-height glazed door floods the space with natural light and opens directly onto the



Tenure: Freehold  
Broadband Coverage: Up to 1000\* Mbps download speed  
EPC Rating: D - 60  
Council Tax: C - City of York  
Current Planning Permission: No current planning permissions

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beautifully landscaped private courtyard.

To the first floor are two generous double bedrooms and a luxurious family bathroom, appointed with both a walk-in shower and separate bath. On the second floor, the principal bedroom has been transformed to include a cleverly designed walk-in dressing room, offering bespoke hanging and storage solutions and adding a refined boutique feel.

Externally, the enclosed rear courtyard offers a private and stylish outdoor space, while on-street permit parking is available. Positioned just off Scarcroft Road in a highly regarded and established residential area, the property is within easy walking distance of the city centre and the vibrant, award-winning amenities of Bishopthorpe Road.



## Partners:

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1265 SQ FT / 117.51 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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