

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

Cherry Tree House, 23 Scarcroft Road

York, YO23 1NE

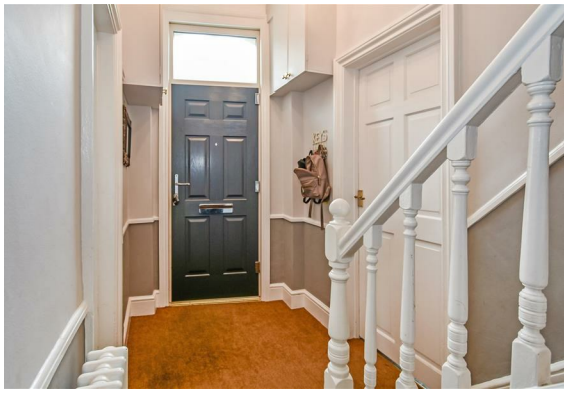
Guide Price £525,000

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Churchills are delighted to present this stylish three-bedroom end-terrace house, beautifully presented throughout and enviably positioned on the prestigious Scarcroft Road.
The property combines stylish interiors, generous proportions and high-quality finishes across three floors. The ground floor provides an impressive open-plan kitchen and dining space, creating a sociable heart to the home, ideal for both everyday living and entertaining. The modern kitchen is well fitted with a good range of integrated appliances, while the generous lounge features an attractive fireplace. Also on this floor is a versatile utility/study room, offering excellent flexibility as a home office or utility space, together with a convenient downstairs WC.
To the first floor is an impressive master bedroom with dressing area and a well-appointed en-suite, alongside a second double bedroom. To the second floor there is a generous third double bedroom and contemporary house bathroom. Externally, the property benefits from a small, fully enclosed side courtyard, providing a pleasant outdoor space.
The property is ideally situated within the highly regarded Bishopthorpe Road area, named by The Times as one of the UK's coolest places to live. The location offers an excellent selection of independent shops, café-delis, restaurants and regular local events, while York city centre, York Racecourse and a wide range of amenities are all within easy reach. There is excellent pedestrian access to some of York's prettiest green spaces, including the Knavesmire, Knavesmire Wood and Rowntree Park and riverside walks along the River Ouse. The property is also conveniently located for the A64, A19 south, York city centre and York railway station, which provides regular services to major cities including Manchester, Edinburgh and London. Offered with no onward chain, this attractive home is ideally suited to a range of buyers. An early viewing is highly recommended.







Entrance Hallway
Understairs cupboard, cast iron radiator, dado rail, stairs to first floor landing



Living Room
12' x 14'5
Sash bay window to side fitted with shutters and original panelling, window to front fitted with shutters and original panelling, centering upon an attractive fireplace with tiled inset and electric log burner, built in alcove shelving, ceiling coving, ceiling rose, dado rail, central heating radiator











Kitchen/Diner
17'1 x 13'7
Excellent range of grey wall and base units incorporating rolltop surfaces and tiled splashbacks, one and a half bowl sink with mixer tap, integrated fridge, integrated dishwasher, cupboard housing boiler, built in shelving, dado rail, ceiling coving, windows to front and side both with shutters

Inner Hallway

Cloakroom
Low level w.c., wall hung wash basin, tiled splashback, radiator

Study/Utility
10' x 6'8
Sash window to side, plumbing for washing machine

First Floor Landing
Sash window to front, stairs to second floor, dado rail

Master Bedroom
12'9 x 9'9
Sash window to front, archway to dressing room, central heating radiator

Dressing Room
7'10 x 5'9
Sash window to front

En-suite Shower Room
Walk in shower, low level w.c., vanity wash hand basin, tiled flooring

Bedroom 2
15'4 x 10'
Window to side and front, central heating radiator

Second Floor Landing
Storage cupboard, Velux window, central heating radiator

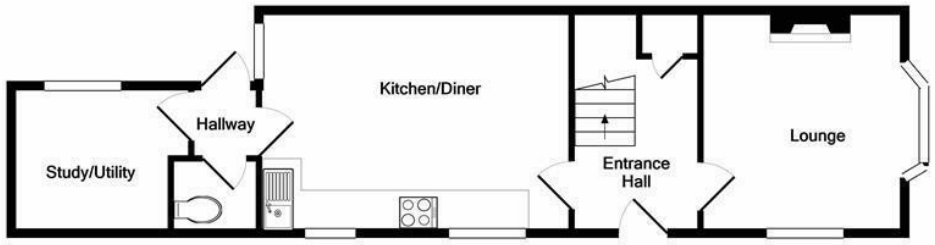
Bedroom 3
13' x 10'
Sash window to front, central heating radiator

House Bathroom
9'9 x 9'1
Panelled bath with shower over, oval sink set in attractive vanity unit, low level w.c, tiled floor, part tiled walls, cast iron radiator, two Velux windows

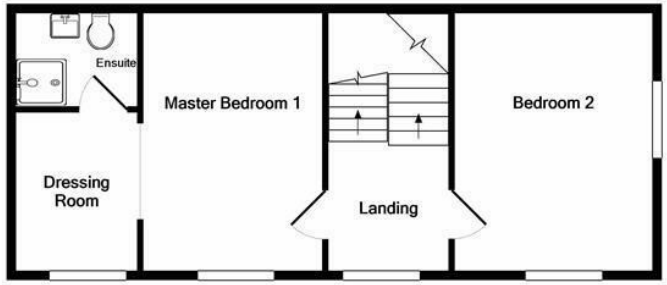
Outside
Small, fully enclosed side courtyard

Agents note
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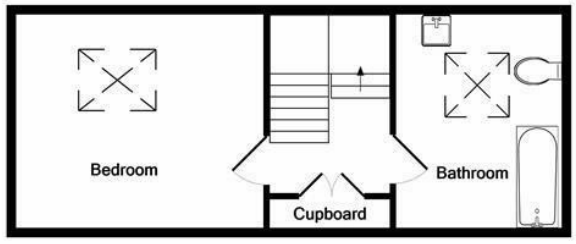
FLOOR PLAN



Ground Floor



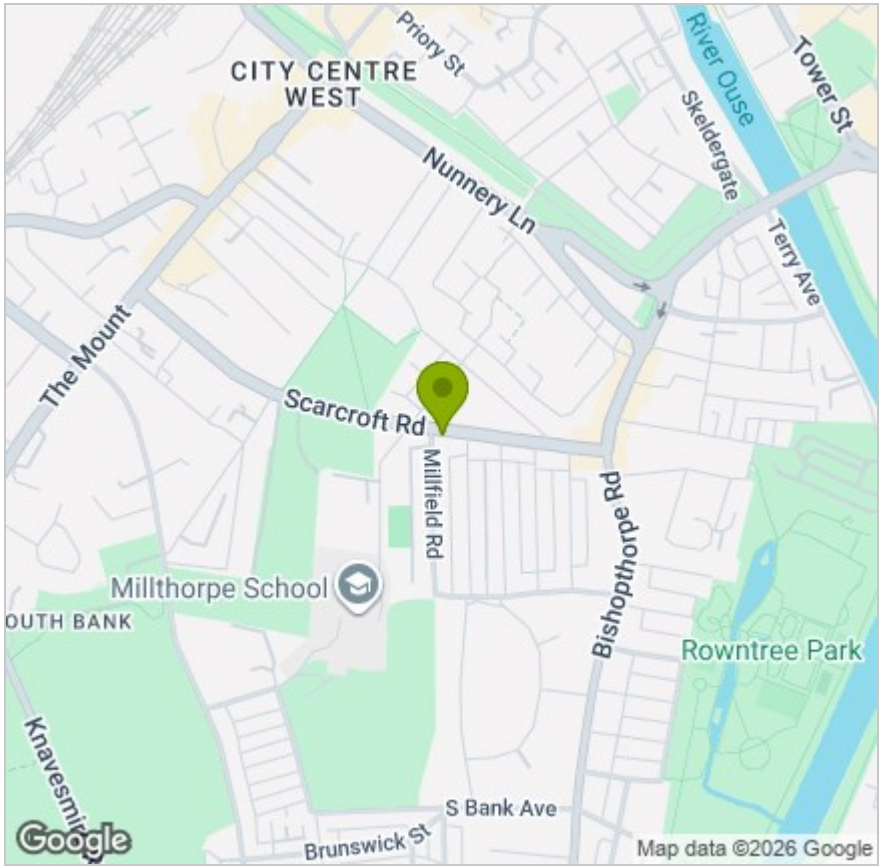
1st Floor



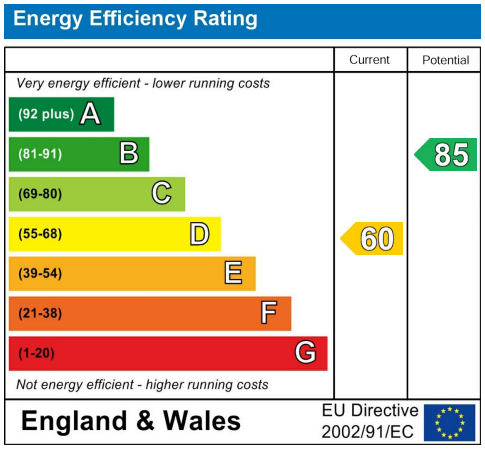
2nd Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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LOCATION



EPC



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