



The Cottage, 4 Scarcroft Lane, York, YO23 1AD

Guide price £675,000



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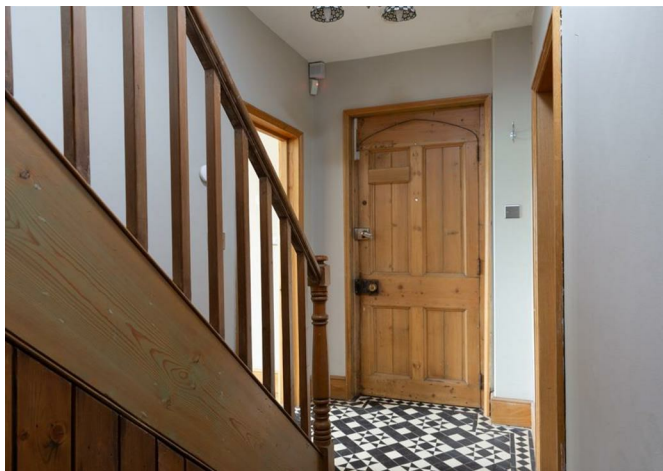


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 **PRIME**
RESIDENTIAL



The Cottage 4 Scarcroft Lane

Stunning detached home ideally placed between the amenities of Bishy Rd and the city centre with private parking and delightful gardens.

This one-of-a-kind modernised cottage offers character, style, and convenience in one of York's most sought-after locations, just moments from Bishopthorpe Road. It also benefits from private parking and a generous courtyard garden. All within walking distance of York city centre and the railway station.

Accommodation comprises:

Entrance hall, sitting room, kitchen family room, 3 bedrooms, 3 bathrooms

Private parking for 2 cars, courtyard garden

DESCRIPTION

Cleverly extended and sympathetically updated this delightful Grade II Listed cottage boasts well-proportioned interiors and sizable accommodation spanning across more than 1,300 square feet. The ground floor has been cleverly extended and modernised, with care and attention to detail creating a stylish and comfortable environment whilst retaining its Victorian charm.

The property centres around an impressive 34 ft open-plan kitchen, dining and living space with skylights and a modern fitted kitchen with island, perfect for modern living/entertaining. Elegant period features have been retained throughout. The versatile accommodation provides spacious lateral living over 2 floors and offers future proofed spaces with a ground floor bedroom and adjacent shower room. The sitting room provides a more intimate and peaceful retreat, occupying its own distinct area within the original part of the cottage. It offers a cosy atmosphere ideal for relaxing, or quieter evenings away from the main entertaining space. There are two further double bedrooms and 2 bathrooms to the first floor.

Additional storage is provided by a boarded loft.

The property enjoys private parking for 2 cars and a generous courtyard garden ideal for outdoor dining, entertaining, or relaxing in a peaceful and sheltered environment.

Positioned in one of York's most desirable residential pockets, the property is just moments from the vibrant and highly regarded Bishy Road — known for its independent cafés, artisan bakeries, award-winning eateries and boutique shops, creating a genuine village atmosphere within the city. The railway station and historic city centre are both within comfortable walking distance, offering exceptional connectivity and convenience.

- **Unique detached Victorian cottage with characterful period features**
- **Cleverly extended and comprehensively modernised throughout**
- **Over 1,300 sq ft of flexible and well-balanced accommodation**
- **Stunning 34ft open-plan kitchen/dining/family room ideal for entertaining**
- **Separate cosy sitting room offering a peaceful retreat**
- **Three well-proportioned bedrooms, including flexible guest or office options**
- **Three stylish bathrooms, including en-suite facilities**
- **Private off-street parking**
- **Attractive and secluded courtyard garden, perfect for outdoor entertaining**
- **Highly sought-after location near Bishy Road, walking distance to York city centre and railway station**

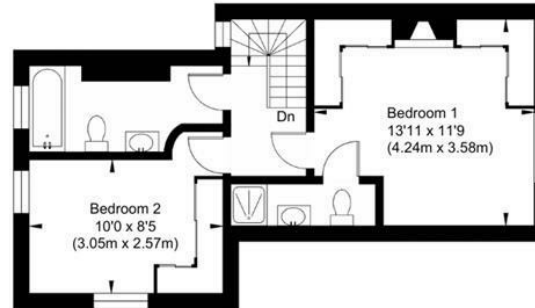
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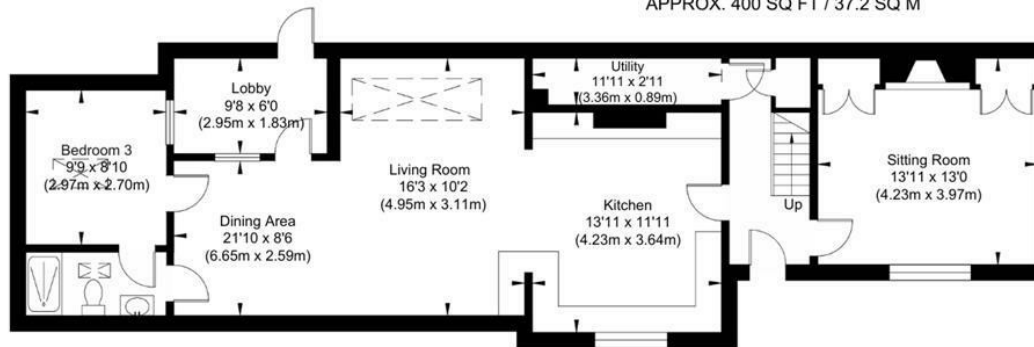
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Approximate Gross Internal Floor Area
1312 SQ FT / 121.9 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 400 SQ FT / 37.2 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 912 SQ FT / 84.7 SQ M

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		
65		
England & Wales		
EU Directive 2002/91/EC		

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