



Cherry Tree House, 23 Scarcroft Road
York, YO23 1NE

Guide Price £525,000

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.

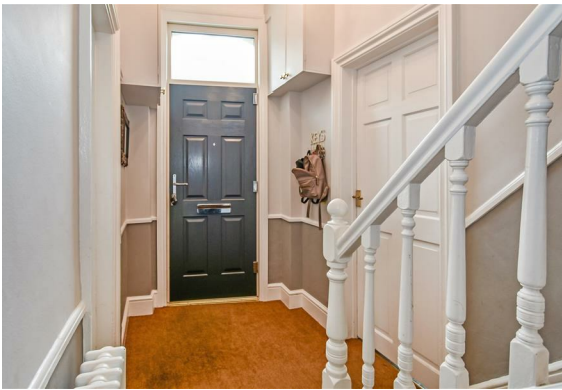
Entrance Hallway

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

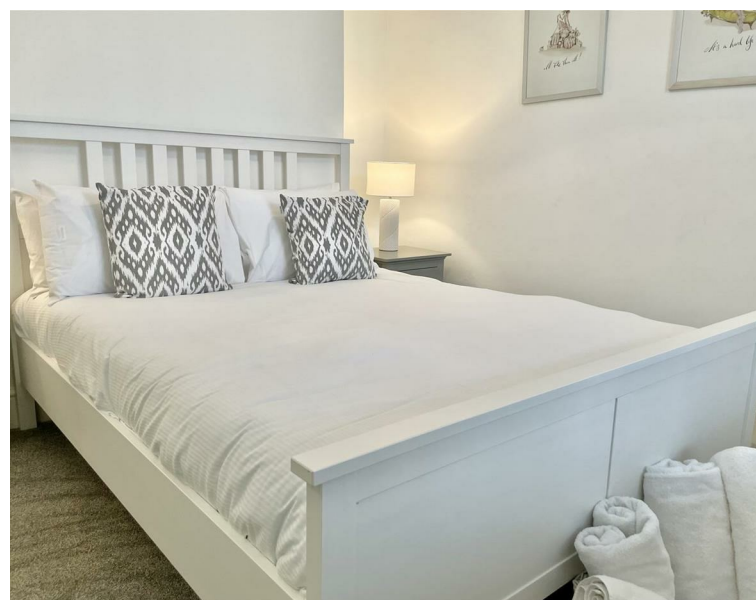
Panelled bath with shower over, oval sink set in attractive vanity unit, low level w.c., tiled floor, part tiled walls, cast iron radiator, two Velux windows

Outside

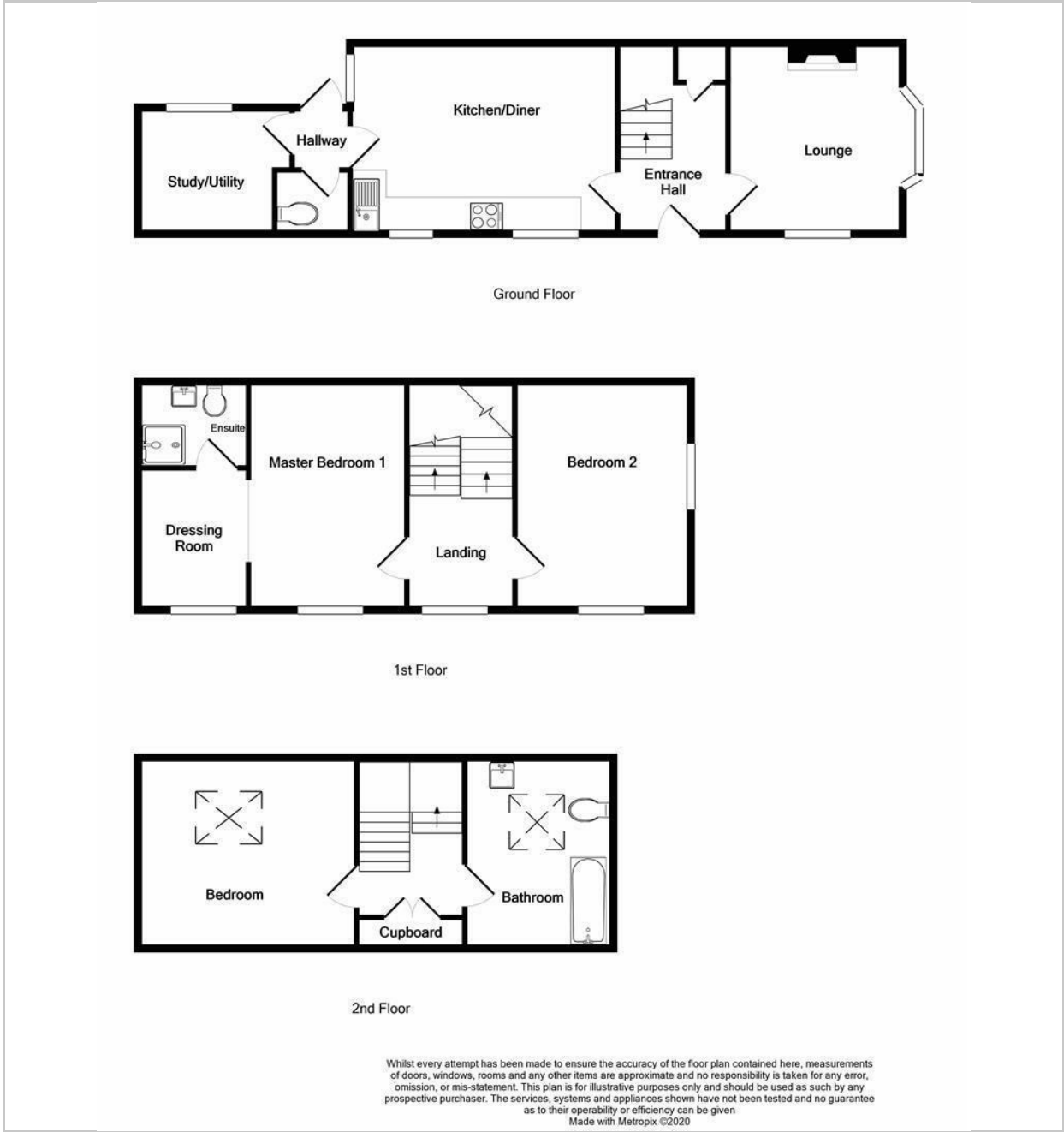
Small, fully enclosed side courtyard

Agents note

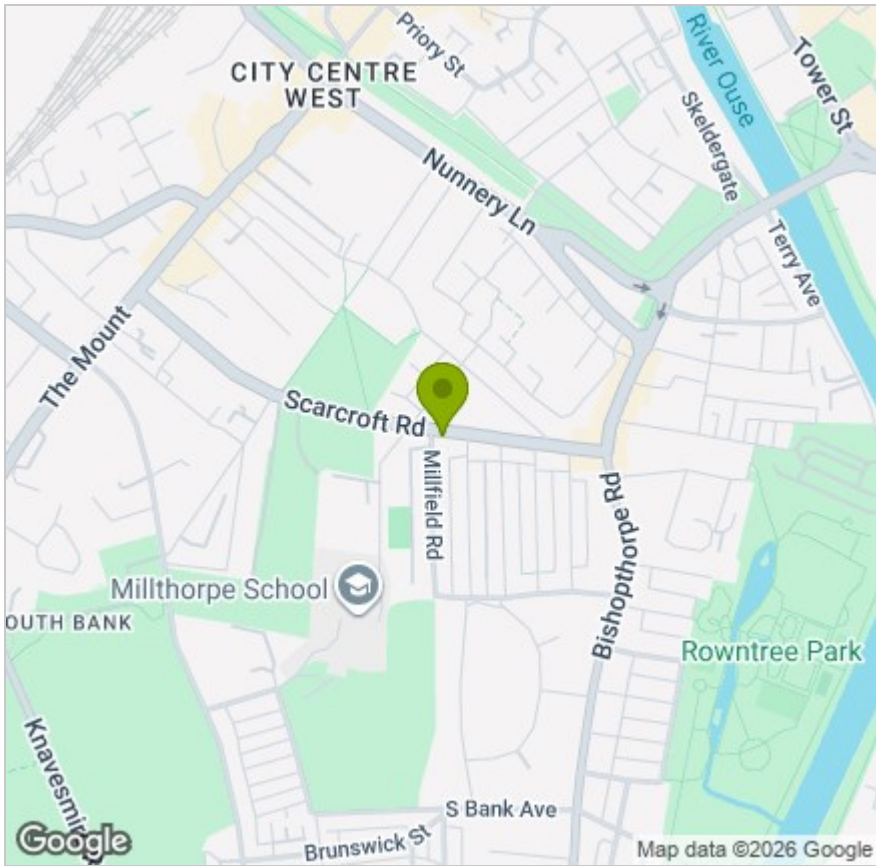
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



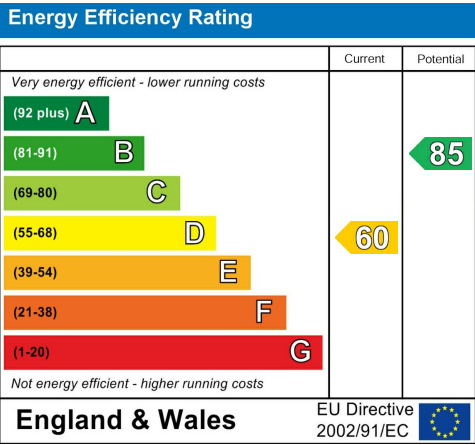
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.