



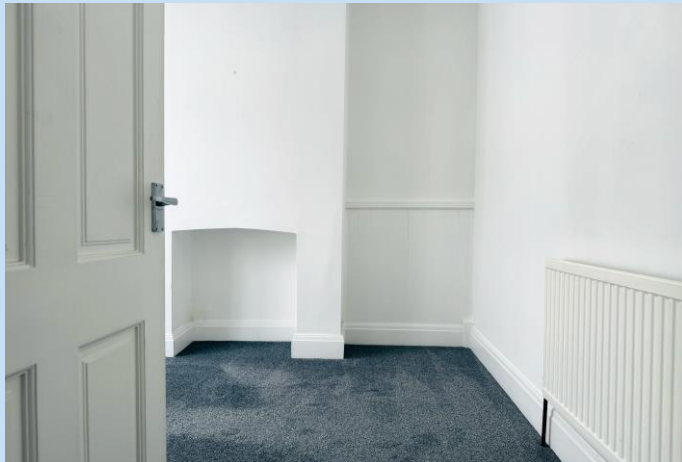
43 Scott Street,
York, North Yorkshire YO23 1NR

Guide Price £325,000


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents offer for sale a two-bedroom mid terrace, situated in this incredibly popular location off Scarcroft Road on the fringes of the York City Centre, just a short stroll from the ever popular "Bishy Road" shopping parade with local bars, cafes and amenities, plus riverside walks, Rowntree Park and the Racecourse close at hand. Dating from the around 1882 this house on Scott Street, offers any buyer the opportunity to add their own stamp and style, cosmetically updating the house to their own taste and it is sure to be popular amongst a wide range of potential buyers, including first time buyers, professional couples and commuters, plus those looking for a buy to let investment or wanting to run a holiday let. Benefiting from gas central heating and double glazing comprises: Entrance hallway, from where doors lead us into the reception rooms. To the front, we find the bay fronted living room. Then passing the stairwell, we enter into the open plan living space, the kitchen with a range for white fitted units and some integrated appliances. Opening further into the extended dining/sitting area, with two sets of French doors leading out into the courtyard. From the hallway, the stairwell leads up to the first-floor landing, where we find two well-proportioned bedrooms, the principal with an alcove cupboard and the house bathroom can also be found. Outside to the front a walled forecourt leading to the front door. Externally to the rear is a West facing walled courtyard, perfect for outside entertaining throughout the year with gated access to the rear alley, plus an outbuilding ideal for a cycle store. In summary, this home, in the "Bishy Road" area, will particularly appeal to those for whom location within this popular area is crucial and easy access to the City centre and station. Sold with no onward chain! An internal viewing is strongly recommended not to miss out!

Scott Street off Scarcroft Road, is delightfully situated in this highly desirable area being just under a mile away from York city centre. The area also benefits from an excellent range of local amenities, including the very popular shopping parade on Bishopthorpe Road. The popular Ofsted rated "Outstanding" Scarcroft Primary School is a short walk from the end of the street with further well renowned schools in the area. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance door to hallway, ceiling cornice, corbels and radiator*. Stairs to the first floor. Doors leading to...

Living Room

12' 1" x 9' 11" (3.68m x 3.02m)

Double glazed bay window to front aspect, ceiling cornice, ceiling rose, tv point* and radiator*.

Kitchen

13' 4" x 10' 6" (4.06m x 3.20m)

The kitchen with a range of white base units with matching worktops over, steel sink with mixer taps, integral appliances include electric oven, 4 x electric hobs*, with an extractor hood*, plumbing for a washing machine*, double glazed window to rear aspect, under stairs storage and radiator*. Opening to...

Dining Room

12' 8" x 6' 10" (3.86m x 2.08m)

Two pairs of double glazed French doors leading out into the courtyard and radiator*.



First Floor Landing

Doors leading to....

Bedroom 1

13' 3" x 10' 1" (4.04m x 3.07m)

Double glazed windows to front aspect, alcove cupboard and radiator*.

Bedroom 2

13' 7" x 7' 0" (4.14m x 2.13m)

Double glazed windows to rear aspect and radiator*.

Bathroom

7' 0" x 5' 11" (2.13m x 1.80m)

Bathroom with a white three piece suite comprising: Bath with mixer taps and electric shower*, pedestal wash hand basin with mixer tap, set in a vanity unit, low level wc, cupboard with wall mounted boiler*, double glazed window to rear aspect and radiator*.



Outside

Outside to the front a walled forecourt leading to the front door. Externally to the rear is a West facing walled courtyard, perfect for outside entertaining throughout the year with gated access to the rear alley, plus an outbuilding ideal for a cycle store.

Agents Note

EPC RATING D, COUNCIL TAX BAND B.

Broadband supplier: Plusnet full fibre.

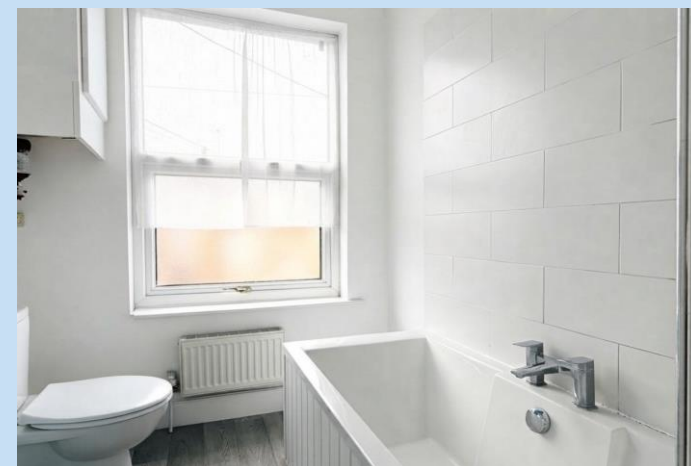
Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.







Energy performance certificate (EPC)

43 Scott Street
YORK
YO23 1NR

Energy rating

D

Valid until:

4 July 2032

Certificate number:

0310-2344-0130-2002-6815

Property type

Mid-terrace house

Total floor area

68 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Bishops Personal Agents

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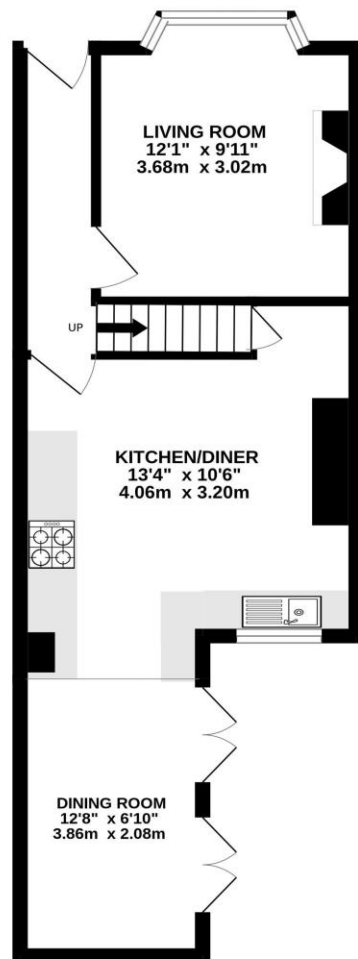
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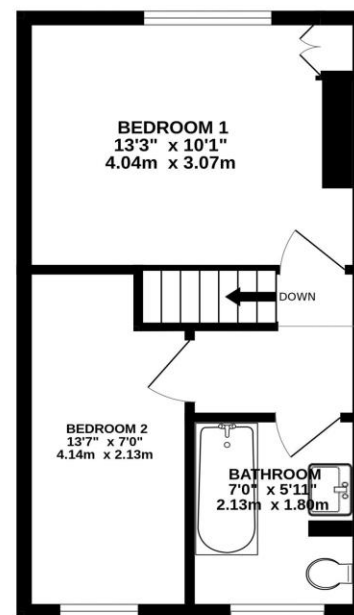
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GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.