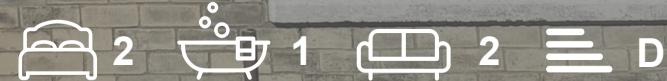




45 Scott Street  
York, YO23 1NR

Guide Price £365,000



**FABULOUS ORIGINAL FEATURES - REAR COURTYARD GARDEN - BOARDED LOFT.**  
 Churchills are delighted to offer for sale this beautiful 2 bedroom mid terrace town house positioned moments away from Rowntree Park, Bishopthorpe Road shopping parade and within walking distance of the railway station and the city centre. Internally the bright and airy living accommodation briefly comprises entrance hallway, lounge with bay window, dining room with feature log burner, fitted kitchen, rear utility/WC, first floor landing, 2 double bedrooms and three piece house bathroom. There is also a fully boarded loft accessed by a drop down ladder. To the outside is front forecourt and a rear walled courtyard with brick store, decking and patio areas and gate to service alley way. An internal viewing of this fabulous home is highly recommended.

### **Entrance Hall**

Entrance door, ceiling coving, double panelled radiator, carpeted stairs to first floor. Panelled doors to;

### **Lounge**

Double glazed timber framed slide sash bay window to front, ceiling coving, ceiling rose, storage cupboard, period style working fireplace with surround, double panelled radiator, TV point, power points. Carpet.

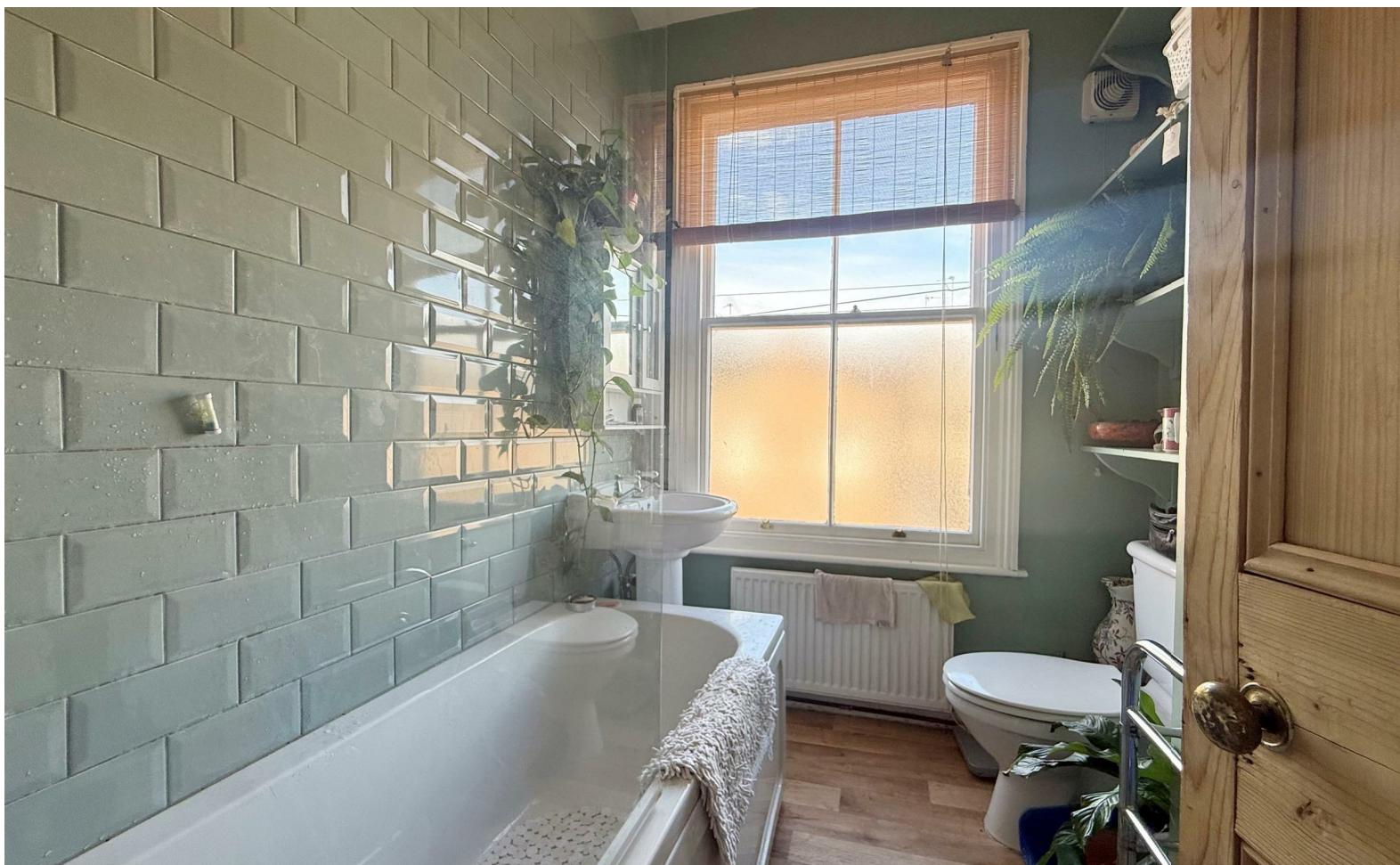
### **Dining Room**

Original slide sash window to rear with secondary glazing, built in storage cupboard, log burner with stone flagged hearth, double panelled radiator, power points. Carpet.

### **Kitchen**

Fitted wall and base units incorporating counter top stainless steel sink and drainer with mixer tap, timber framed double glazed window to side, built in gas hob and oven, wall mounted gas combination boiler, plumbing for washing machine, space for appliances, power points. Vinyl flooring.





### Utility/WC

Timber framed double glazed door to rear courtyard, wall mounted wash hand basin, double panelled radiator. Painted concrete floor. Door to separate WC with high level WC, double glazed timber window to side, painted concrete flooring.

### First Floor Landing

Carpet and exposed timber floorboards. Doors to;

### Bedroom 1

Slide sash window to front, built in storage cupboard, single panelled radiator, power points. Exposed timber floorboards.

### Bedroom 2

uPVC double glazed window to rear, double panelled radiator, power points, loft access via drop down timber ladder. Exposed timber floorboards.

### Bathroom

Slide sash opaque window to rear, panelled bath with mains shower over, pedestal wash hand basin, low level WC, single panelled radiator, towel radiator, extractor fan. Vinyl flooring.

### Boarded Loft

Velux windows to front and rear, power point, storage, carpet, access via a timber ladder

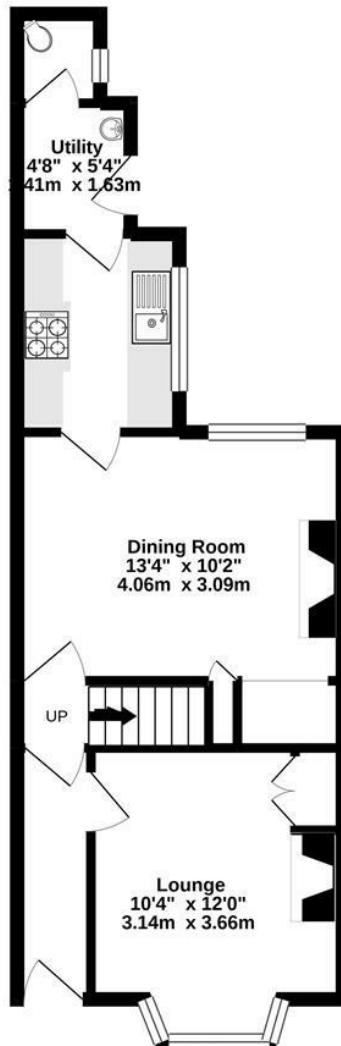
### Outside

Front forecourt with brick boundary wall with stone top, walled backyard with decking and patio area, wood stove, shed and flower border, gate to service alley way.

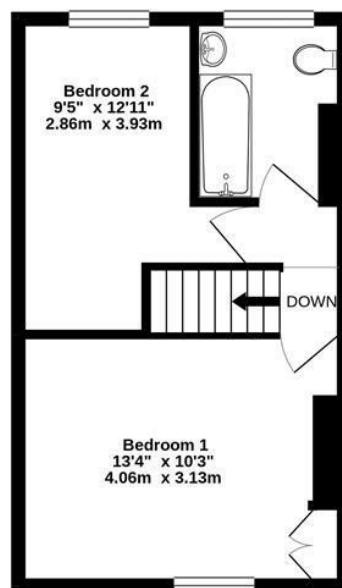


## FLOOR PLAN

Ground Floor  
394 sq.ft. (36.6 sq.m.) approx.



1st Floor  
300 sq.ft. (27.9 sq.m.) approx.

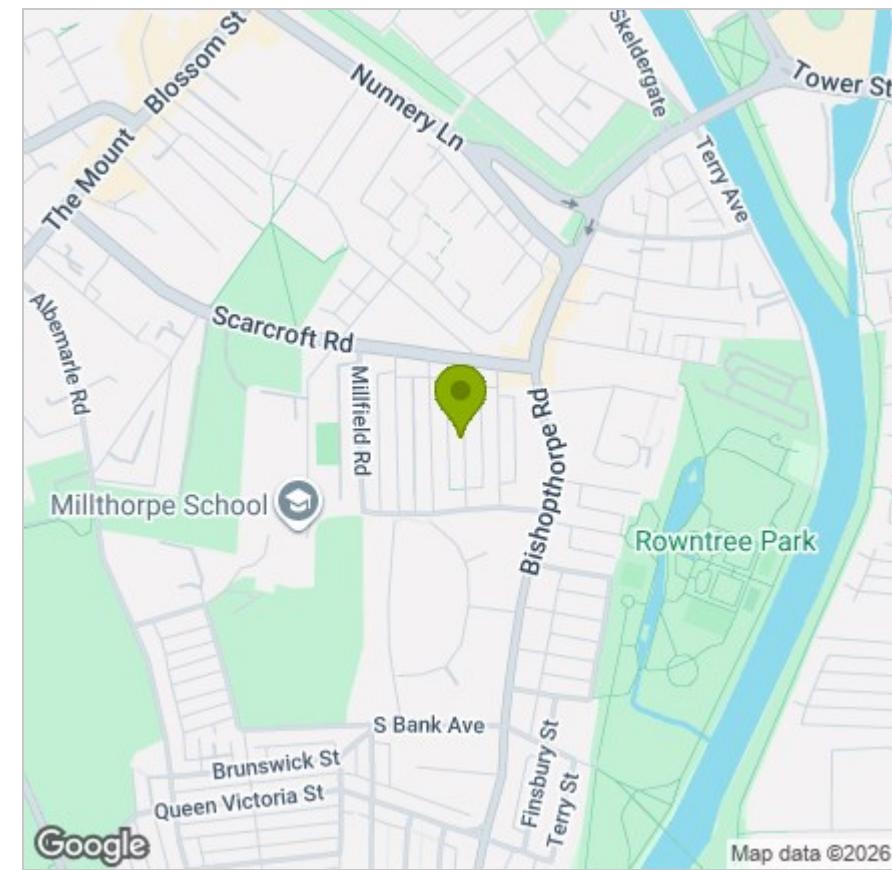


TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.

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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## LOCATION



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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