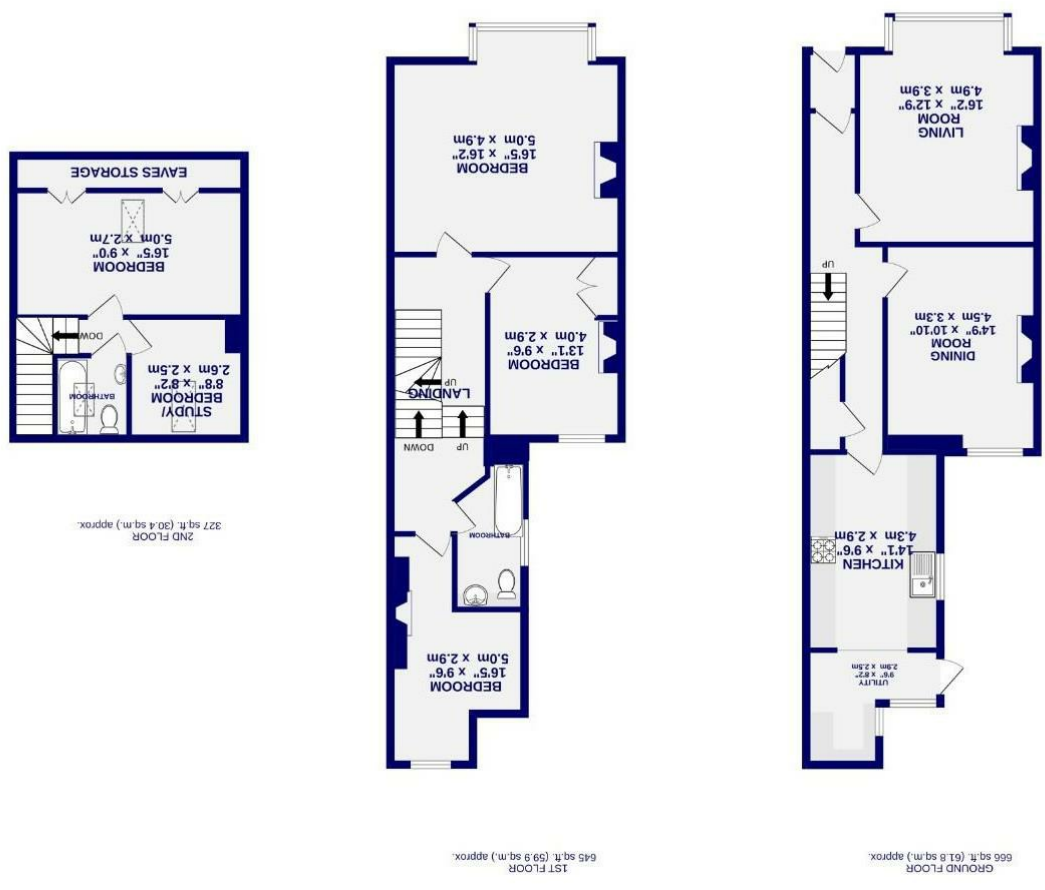


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- EPC D
  - Two Reception Rooms
  - Ornate Features Throughout
  - Garden Courtyard
  - Popular Residential Area
  - Two Bathrooms
  - Five Bedrooms
  - Period Townhouse
- Freehold  
Council Tax Band - D

# Scarcroft Hill , York YO24 1DE

TOTAL FLOOR AREA: 1637 sq. ft. (152.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It is advised to take the measurements with care of each room and to check the accuracy of the floorplan. The services, systems and appliances shown have not been tested and guaranteed as to their operability. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and guaranteed as to their operability. Made with MyPlan 2020.



# Scarcroft Hill

, York

YO24 1DE

£850,000

 5  2

Located in the highly sought-after area of Scarcroft Hill, just a short stroll from the acclaimed Bishopthorpe Road, Scarcroft Road and the beautiful surroundings of York's Racecourse, is this substantial and beautifully presented period townhouse. Deceptively spacious and arranged over three floors, the property offers five bedrooms and two bathrooms, making it an ideal home for families seeking generous accommodation close to an array of local amenities, including well-regarded schools, independent shops, cafés and eateries.

Internally, the property opens into a welcoming entrance hall featuring attractive period floor tiles, setting the tone for the character and charm found throughout. To the front is an elegant reception room with a large bay window allowing natural light to flood the space, whilst showcasing stunning features including bespoke cabinetry and shelving, a striking fireplace and ornate ceiling cornicing. A second reception room sits to the rear overlooking the garden, providing a wonderful additional living or dining space. The kitchen is positioned at the very rear of the property and fitted with a range of shaker-style wall and base units, complemented by granite worktops, original built-in cupboards and a breakfast bar.

To the first floor are three well-proportioned bedrooms, including a particularly generous principal bedroom spanning the full width of the property with an attractive fireplace. A further staircase leads to the second floor where two additional bedrooms can be found alongside a three-piece bathroom and useful storage space.

Externally, the property enjoys a lovely rear garden with a westerly aspect, featuring lawned and patio areas ideal for outdoor seating and entertaining, all enclosed by traditional brick boundaries and enhanced by mature planting and colourful flowers. To the front is a forecourt with on-street permit parking available immediately outside.

