



FFF 19 Scarcroft Hill
York, YO24 1DF
£950 PCM

TO LET
Churchills
01904 622744

 2  1  1  C

Available now!

The kitchen and lounge have recently been decorated.

A well-presented first floor one bedroom apartment with an additional study room, ideally located in the highly attractive and sought-after South Bank area of York.

The apartment offers bright and comfortable living accommodation, featuring a spacious living area, a well-proportioned double bedroom, and a useful separate study—ideal for home working, storage, or a dressing room. The kitchen and bathroom are neatly arranged and finished in a neutral style throughout.

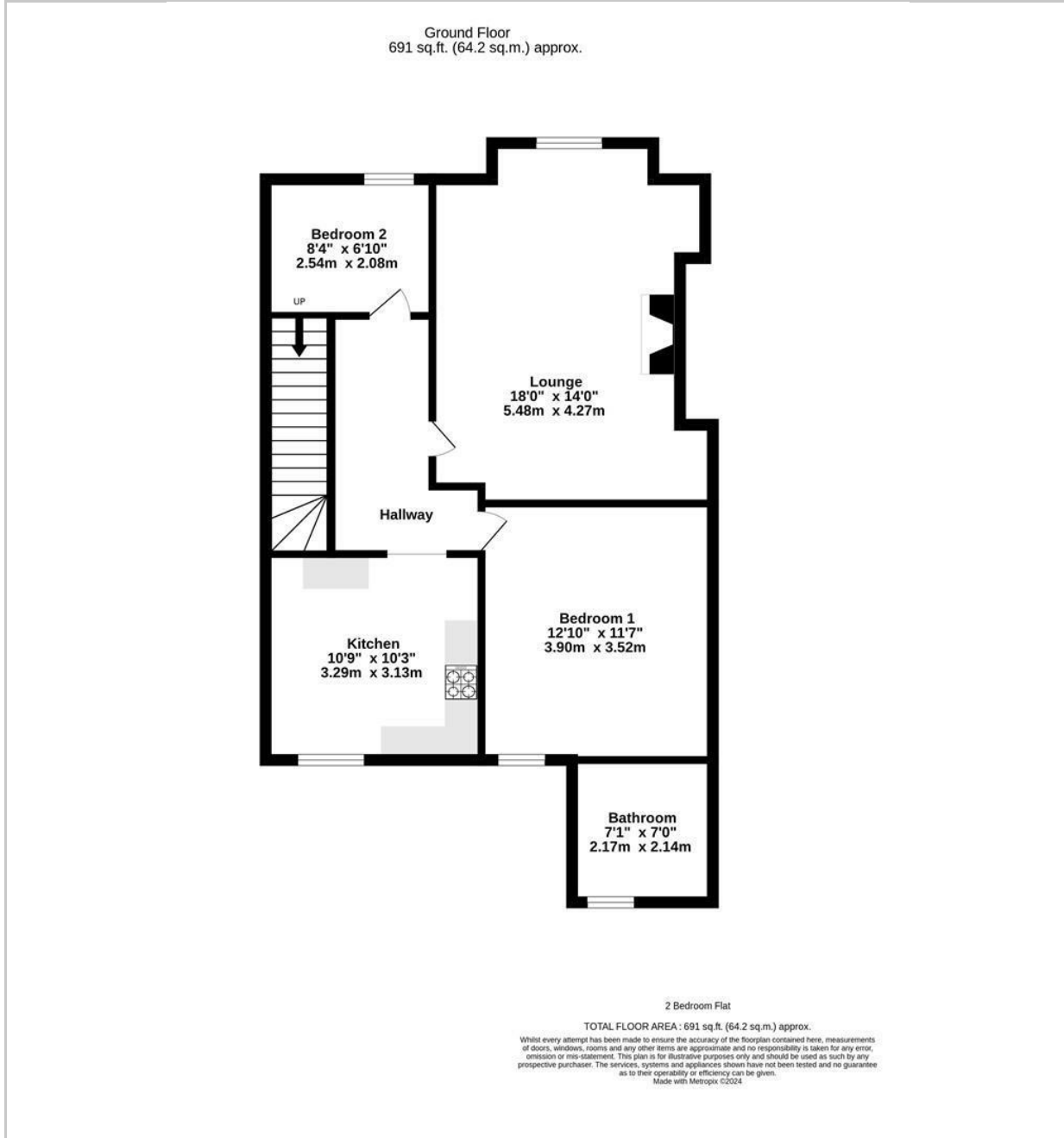
Situated close to Bishopthorpe Road, the property benefits from a fantastic location just south of the city centre, within easy walking distance of York railway station, local shops, cafes, and riverside walks along the Ouse. The area is particularly popular for its character streets, strong community feel, and excellent access to both the city centre and major transport links.

EPC Rating C
Council Tax Band A
No pets please

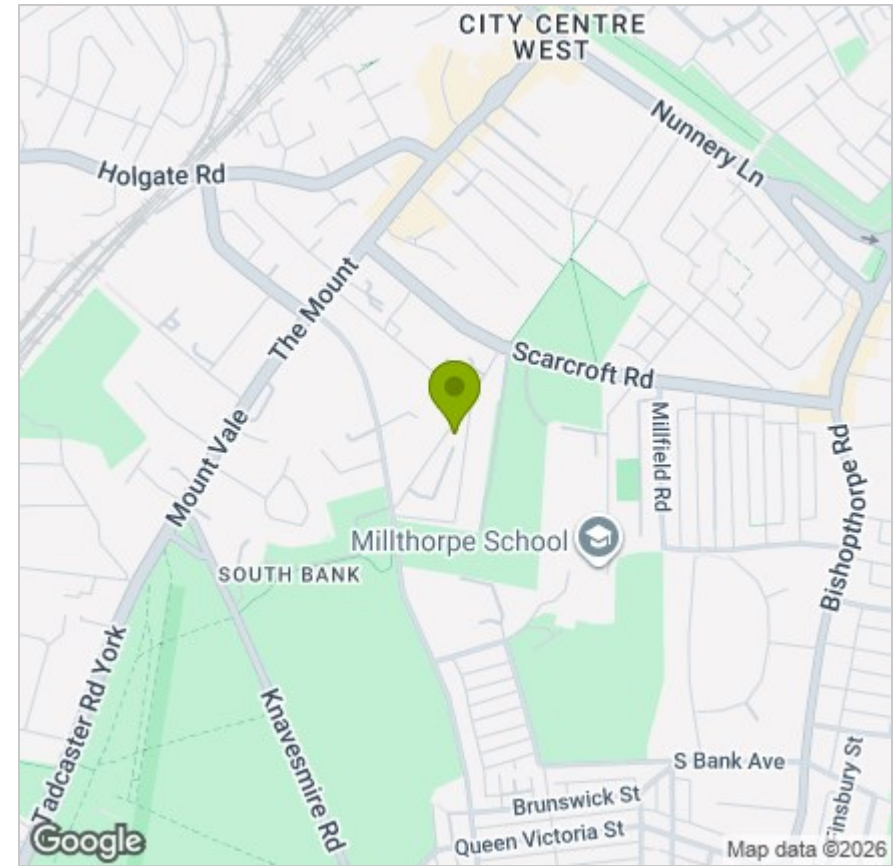




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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