58
60
56
54
HUDSON
MOODY
56 Scarcroft Road, York YO23 1NF

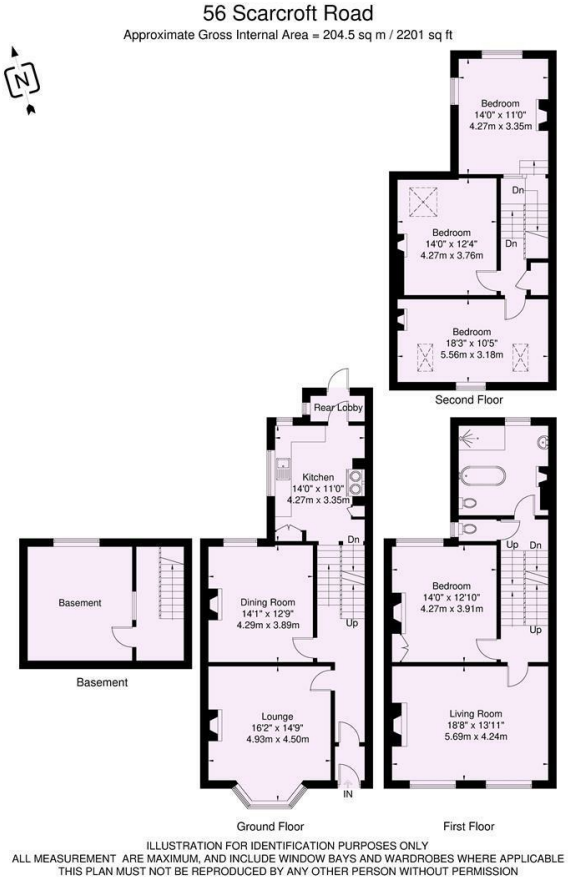
A substantial five-bedroom Victorian terrace offering over 2,200 sq ft of versatile accommodation, rich in period character and ideally positioned in one of York's most sought-after residential locations.

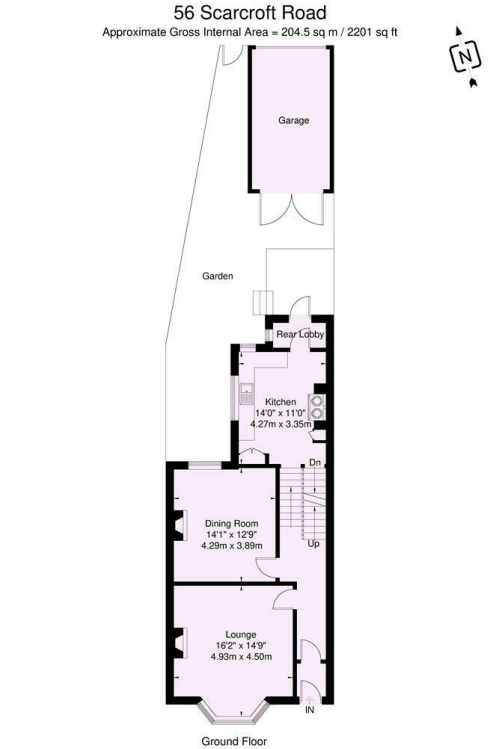
- Handsome late-Victorian garden-fronted terrace in a prime Scarcroft Road location
- Moments from Scarcroft Green, Rowntree Park and Bishopthorpe Road amenities
- Wealth of original period features including fireplaces, cornicing and sash windows
- Spacious accommodation arranged over four floors
- Over 2,200 sq ft of versatile family living space
- Two elegant reception rooms with high ceilings and feature fireplaces
- Five double bedrooms with elevated rooftop and Minster views
- Shaker-style kitchen with wooden worktops and AGA
- Substantial basement offering storage and future potential (STPP)
- Enclosed rear courtyard garden plus rare brick-built garage with rear access

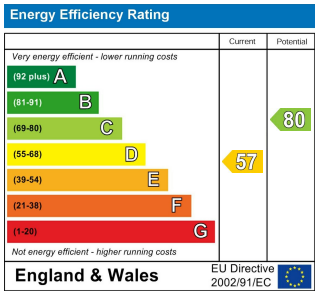
Guide Price £900,000

Tenure: Freehold

Council Tax Band: D







HUDSON MOODY

IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com