Dairy Guest House, 3 Scarcroft Road, York, North Yorkshire YO23 1ND

Guide Price £950,000

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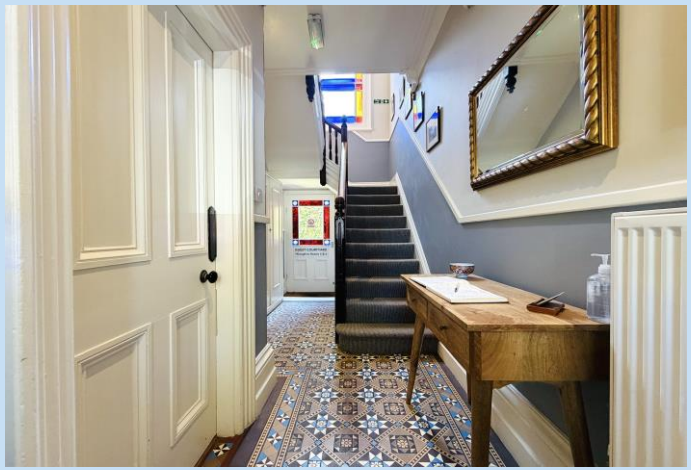
Bishops Personal Agents present to the market a fantastic opportunity to purchase a fabulous town house with four bedrooms, all with en-suite currently used as a Guest House, with two further bedrooms and a private two bedroom annex, with a roof terrace, surrounding a central courtyard, set in the heart of one of York's most sought-after locations, just a short stroll from the "Bishy Road" high street, Rowntree Park, the station and the York City centre. Welcome to The Dairy Guest House. Offering the best in suburban living, this substantial house on Scarcroft Road has been cherished by the current owner for around 12 years, with a wealth of both elegant and charming features, including feature fireplaces, high ceilings and a sense of grandeur. This property will be very popular with a multitude of buyers, including families, commuters, professional couples who work in York and those looking to run a business or for a holiday let. Another great thing is there is still a possibility to put your own stamp and style to enhance, including changing back to a family home or keeping the annex for a relative or separate income. The accommodation briefly comprises; Entrance vestibule and hallway with an impressive original encaustic tiled floor, from where doors lead to the reception rooms both with high ceilings and elegant period features. To the front we find the dining room the focal point being the feature fireplace, opening to the sitting room with a further feature brick fireplace and a kitchen with a range of white units and some integral appliances. Onward from the hallway an under stairs door leads us down the cellar currently used as a laundry room. The stunning stairwell leads to the first-floor landing with a stained-glass window, from where we find four double bedrooms all with quality en-suites. From the front a passageway, perfect as a workshop or storage with double doors, leading out into the fabulous central courtyard, just right for outside entertaining throughout the year. From here doors lead to two further bedrooms, both with contemporary en-suites. Access can also be found to the rear Annex - an independent space great for a teenager or a family member. The entrance opening into the modern fitted kitchen, with a range of Olive units and variety of integrated alliances. A stairwell leads up to the first-floor accommodation, where there is a living area with a feature fireplace containing a multi fuel stove. Also a handy study and bathroom. Access to the roof terrace can also be found, perfect for a morning coffee or simply relaxing. To the second floor we find two bedrooms, completing the Annex. In summary, this lovely home in the very popular "Bishy Road" area provides an exceptional opportunity to secure a quality property, to make into your own dream home. And will also particularly appeal to those for whom location within this popular area is crucial and easy access to the York City centre and station. An internal viewing is strongly recommended not to miss out!

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 vestibule, glass panel door to hallway, mosaic tiled floor, ceiling cornice, corbels and radiator*. Stairs to first floor. Doors leading to...

Dining Room
15' 3" x 12' 0" (4.64m x 3.65m)
Sash windows to front aspect, feature cast iron fireplace with inset tiles and an open grate, ceiling cornice, ceiling rose, picture rail, dado rail and radiator*. Opening to...

Sitting Room
12' 10" x 11' 10" (3.91m x 3.60m)
Sash window to rear aspect, feature brick fireplace, ceiling cornice, ceiling rose, picture rail, dado rail and radiator*.

Kitchen
15' 0" x 5' 2" (4.57m x 1.57m)
Fitted kitchen with a basic range of white wall and base units with matching work surface over, incorporating a steel sink with mixer taps, integral appliances include a multi fuel cooker with 4 x gas hobs*, extractor hood over*, dishwasher*, windows to side aspect, quarry tiled floor and down lighting*. Door leading to outside...

First Floor Landing
Stained glass sash window to rear aspect and built in storage cupboard. Doors leading to...

Bedroom 1
12' 10" x 11' 11" (3.91m x 3.63m)
Double bedroom with En-suite shower room.

Bedroom 2
16' 4" x 12' 1" (4.97m x 3.68m)
Double bedroom with En-suite shower room.

Bedroom 3
11' 11" x 11' 6" (3.63m x 3.50m)
Double bedroom with En-suite shower room.

Bedroom 4
13' 7" x 7' 10" (4.14m x 2.39m)
Double bedroom with En-suite shower room.

Courtyard
Central Courtyard, perfect for outside entertaining. Access to the Annex. Doors leading to...

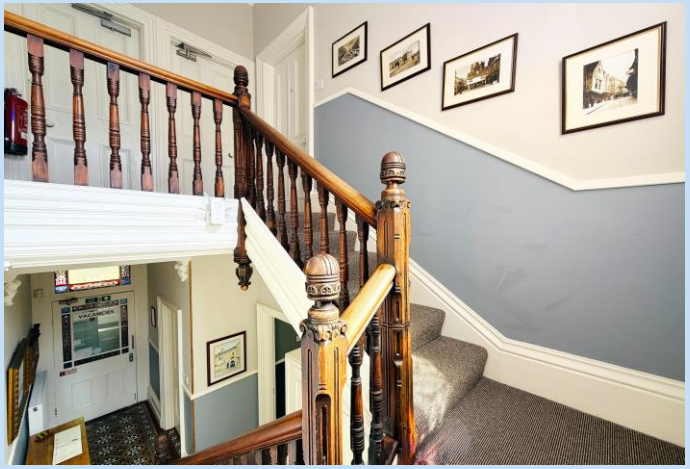
Bedroom 5
13' 8" x 12' 5" (4.16m x 3.78m)
Double bedroom with En-suite shower room.

Bedroom 6
17' 6" x 9' 5" (5.33m x 2.87m)
Double bedroom with En-suite shower room.

Annex

Kitchen
18' 0" x 9' 11" (5.48m x 3.02m)
The fabulous newly fitted kitchen has a range of modern green wall and base units with matching quartz worktops and splash backs, incorporating an inset steel sink and drainer with mixer tap. Integral appliances include a built in electric oven*, induction hob*, dishwasher*, space for a fridge/freezer*. wall mounted boiler*, down lighting and double glazed windows to the side aspect. Stairs leading up to the first floor....

First Floor
Opening to...



Living Room
22' 6" x 14' 9" (6.85m x 4.49m)
Double glazed windows and door to the roof terrace, feature fireplace with a multi fuel stove*, tv point* and radiators*. Stairs to the second floor. Doors leading to...

Study
Handy study with a radiator*.

Bathroom
11' 2" x 6' 7" (3.40m x 2.01m)
White three piece suite comprising; A bath with mixer taps and electric shower, pedestal wash hand basin, low level wc, double glazed windows to front aspect and radiator*.

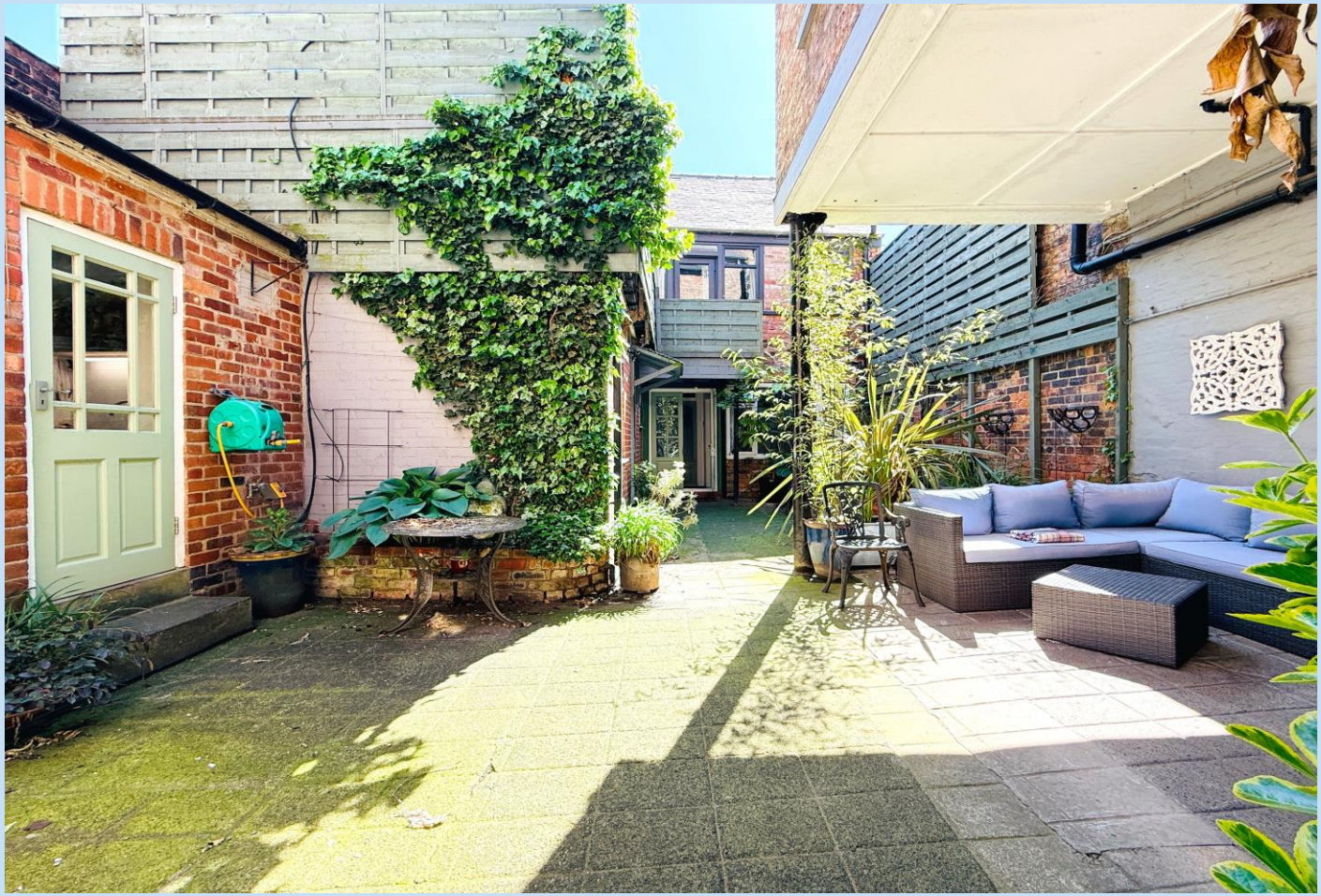
Roof Terrace
Outside roof terrace, perfect for outside entertaining.

Second Floor Landing
17' 1" x 14' 1" (5.20m x 4.29m)
Sky lights. Doors leading to…

Bedroom 1
17' 1" x 14' 1" (5.20m x 4.29m)
Sky lights and built in cupboards.

Bedroom 2
10' 1" x 9' 9" (3.07m x 2.97m)
Sky lights.

Agents Note
Epc rating Commercial C, Annex Council tax band A. Guest House Council tax buisness rates with small buisness releif. Broadband supplier: Zen. Broadband speed: Full fibre to the premises. Water supplier: Yorkshire Water. Gas supplier: British Gas. Electricity supplier: British Gas.



Energy performance certificate (EPC)

3 Scarcroft Road York YO23 1ND	Energy rating **C**	Valid until:	**2 June 2036**
		Certificate number:	**4229-2422-5286-7979-5131**

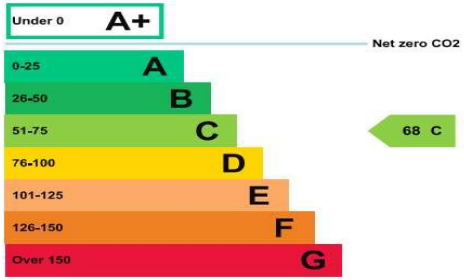
Property type	Hotels
Total floor area	162 square metres

Rules on letting this property

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

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	33 B
If typical of the existing stock	130 F

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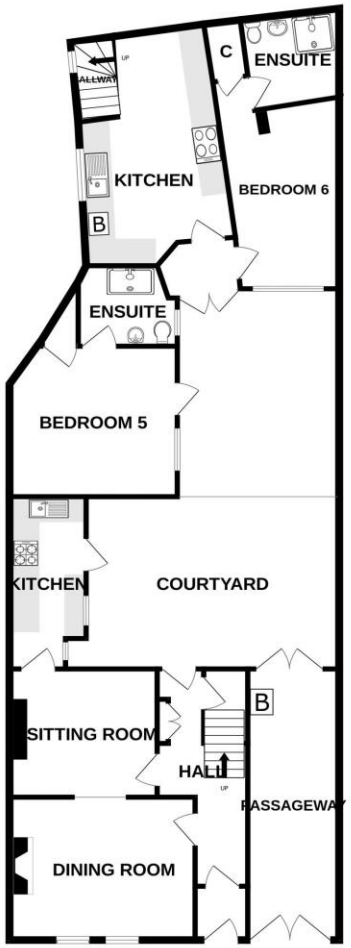
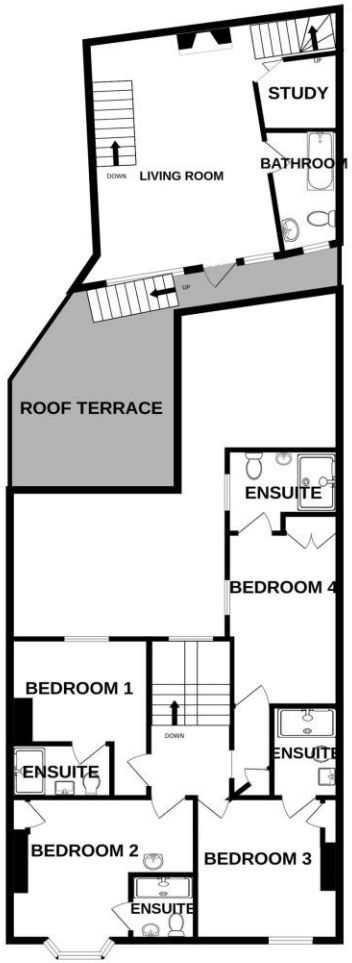
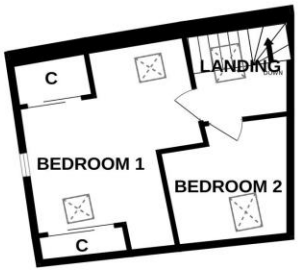
GROUND FLOOR
1609 sq.ft. (149.5 sq.m.) approx.



1ST FLOOR
1366 sq.ft. (126.9 sq.m.) approx.



2ND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 3308 sq.ft. (307.4 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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