



2 Scarcroft Hill
York, YO24 1DE
Guide Price £650,000



An extended four bedroom, three storey, end-townhouse located on this sought after York street. Nestled between Scarcroft Road and Little Knavesmire, and conveniently located for the city centre, railway station, highly regarded schools as well as Bishopthorpe Road with its vast array of shops and amenities. Retaining charm and character the property has been upgraded and maintained to a very good standard throughout with bright and spacious rooms, distinctive double-height bay windows and landscaped outside spaces. Internally it comprises; entrance vestibule with encaustic tiling, entrance hallway, lounge with bay window, dining/sitting room and 20' breakfast kitchen overlooking the rear courtyard. On the first floor are three good sized bedrooms, three-piece house bathroom suite, separate WC, stairs to second floor landing and second floor double bedroom. To the outside is a traditional front forecourt whilst to the rear is a walled courtyard with flower borders, raised sitting area and gate to servicer alleyway. An accompanied viewing is strongly recommended. Call Churchills Estate Agents today!

Entrance Vestibule

Entrance door, dado rail, encaustic tiling, coving, glazed panelled door to;

Entrance Hallway

Encaustic tiling, coving, dado rail, carpeted stairs to first floor, panelled door to;

Lounge

15'1 x 10'7 (4.60m x 3.23m)
Timber framed double glazed bay window to front, double panelled radiator, single panelled radiator, period fire with surround, coving, picture rail, oak flooring, recessed spotlights, television point, power points.

Dining/Sitting Room

13'5 x 11'1 (4.09m x 3.38m)
Double glazed window to rear, double panelled radiator, coving, ceiling rose. understairs cupboard, power points, laminate flooring.

Breakfast Kitchen

20'8 x 8'3 (6.30m x 2.51m)
Timber framed double doors to courtyard, windows to side and rear, fitted wall and base units with countertop, sink and mixer tap, space and plumbing for appliances, two double panelled radiators, recessed spotlights, power points, laminate flooring.

First Floor Landing

Coving, dado rail, loft access via drop down ladder, power points. Carpet.





Bedroom 1

15'1 x 14'2 (4.60m x 4.32m)

Timber framed double glazed bay window to front, two double panelled radiators, coving, picture rail, power points, carpet.

Bedroom 2

13'5 x 8'6 (4.09m x 2.59m)

Window to rear, double panelled radiator, storage cupboard, power points. Carpet.

Bedroom 3

10'3 x 8'2 (3.12m x 2.49m)

Window to rear, single panelled radiator, power points. Carpet.

Bathroom

Velux window, panelled bath with mains shower over, wash hand basin, low-level WC, towel radiator, part-tiled walls, recessed spotlights, shaver point, vinyl flooring.

WC

Velux window, low-level WC, double panelled radiator, part-tiled walls, vinyl flooring.

Second Floor Landing

Velux to rear, carpet. Door to;

Bedroom 4

14'7 x 13'2 (4.45m x 4.01m)

Velux windows to front and rear, double panelled radiator, timber floorboards, power points, eaves storage.

Outside

Traditional gated front forecourt. Walled rear courtyard with flower borders, outside tap, raised sitting area. Timber gate to side alleyway.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



FLOOR PLAN

