



**Scarcroft Road, York  
Offers Over £400,000**

\*\*\*CASH BUYERS ONLY\*\*\*

A sizeable three bedroom townhouse in need of a comprehensive programme of modernisation. Situated in one of York's most sought after postcodes and offered for sale with vacant possession and no onward chain, an early viewing is strongly advised.



The property is entered via a solid wood panelled front door into an entrance hall with original tiled floor and doors leading off to the ground floor accommodation. The ground floor briefly comprises of two reception rooms and a kitchen, all in need of renovation and modernisation.



To the first floor are two double bedrooms and a house bathroom, with a further double bedroom to the second floor.



Externally the property benefits from a fore-courted front garden, and a south facing rear yard.



The property is in need of comprehensive renovations and modernisation, but does benefit from a wealth of original features, and is situated within one of the City of York's most sought after postcodes.

### Property Information

Tenure: Freehold

Services: All mains

EPC: 57 (D)

Council Tax: City of York - Band D

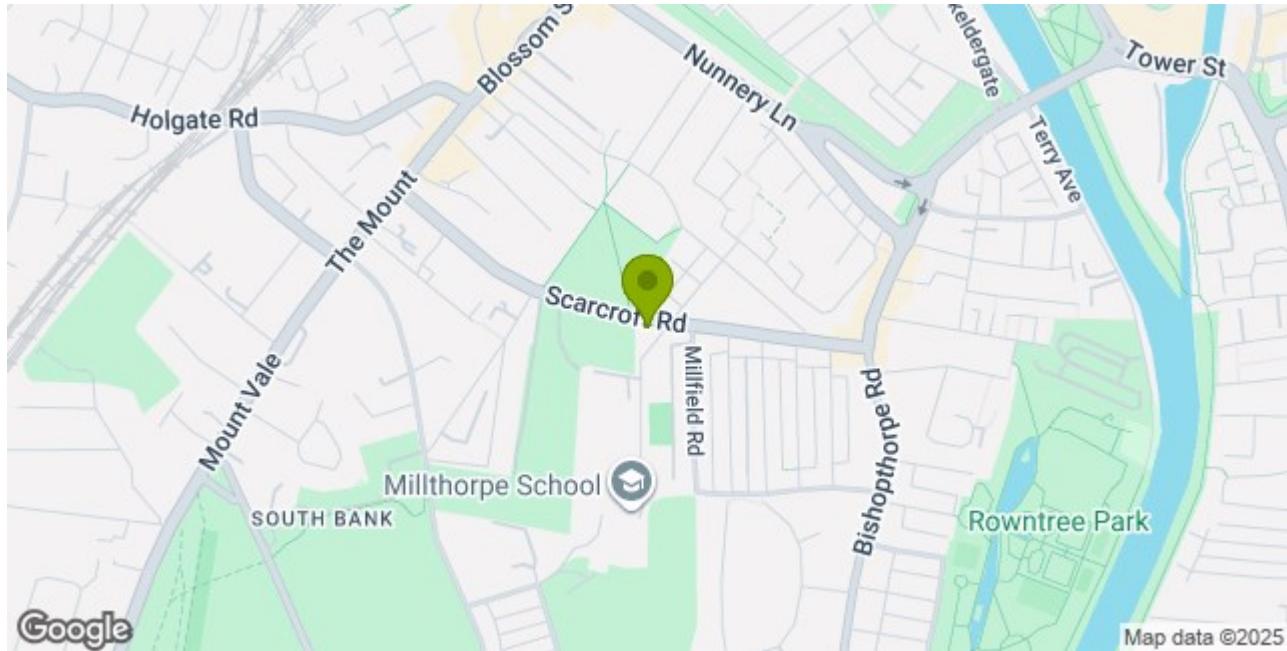
Planning: No current planning permissions

Viewings: Strictly via the selling agent 01904 625533





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1344 SQ FT / 124.81 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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