



43 Scott Street South Bank

York, YO23 1NR

£350,000

2 1 1 D

This mid terrace house is located in the popular area just off Bishopthorpe Road, close to a host of many local facilities.

Leading off from the entrance hallway is the cosy lounge, with plenty of natural light from the bay window. To the rear of the property is the spacious, open plan kitchen and dining space complete with double patio doors giving access to the rear yard.

As you proceed up the stairs you are greeted by two double bedrooms plus a three piece bathroom suite.

On Street Permit Parking.

Council Tax Band B

EPC Rating D

Note

Photographs taken prior to current tenants taking residence.

Entrance Hallway

Entrance door, stairs to first floor. Panelled doors to

Lounge

10'1" x 9'11" (3.08m x 3.03m)

Bay window to front, cornicing, recessed firebreast

Kitchen/Dining Area

12'1" x 10'5" (3.69m x 3.18m)

Bright and spacious dining kitchen with fitted base and wall units, work surfaces, built in electric oven and hob with extractor above, window to rear. Opening to

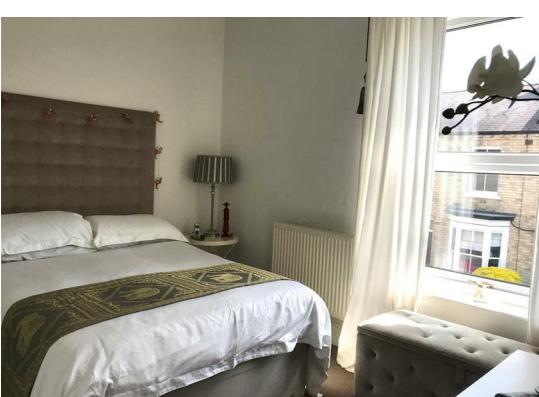
Sitting Room

12'6" x 6'9" (3.83m x 2.07m)

Lovely light additional sitting room with french doors to rear garden

Landing

Panelled doors to





Bedroom 1

12'0" x 10'1" (3.67m x 3.08m)
Large double bedroom with window to front

Bedroom 2

14'1" x 6'11" (4.30m x 2.13m)
Good sized second bedroom with window to rear

Bathroom

6'11" x 5'11" (2.12m x 1.81m)
Modern suite comprising panelled bath with shower above, wash hand basin and w.c., window to rear

Outside

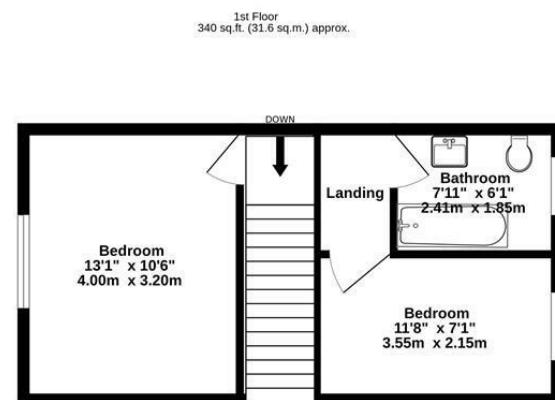
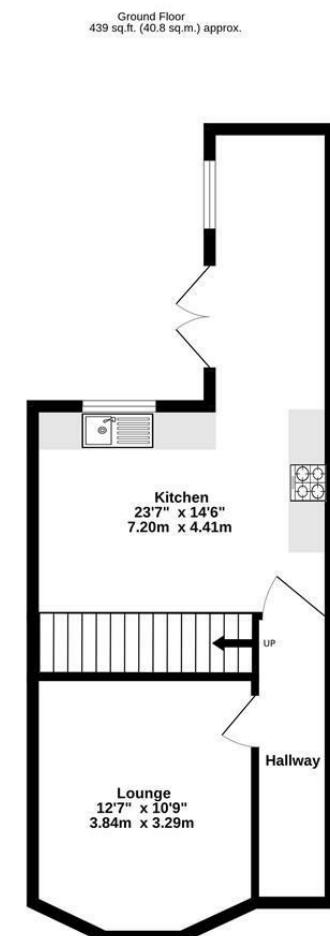
Front forecourt and good sized walled rear courtyard.

Agents Note:

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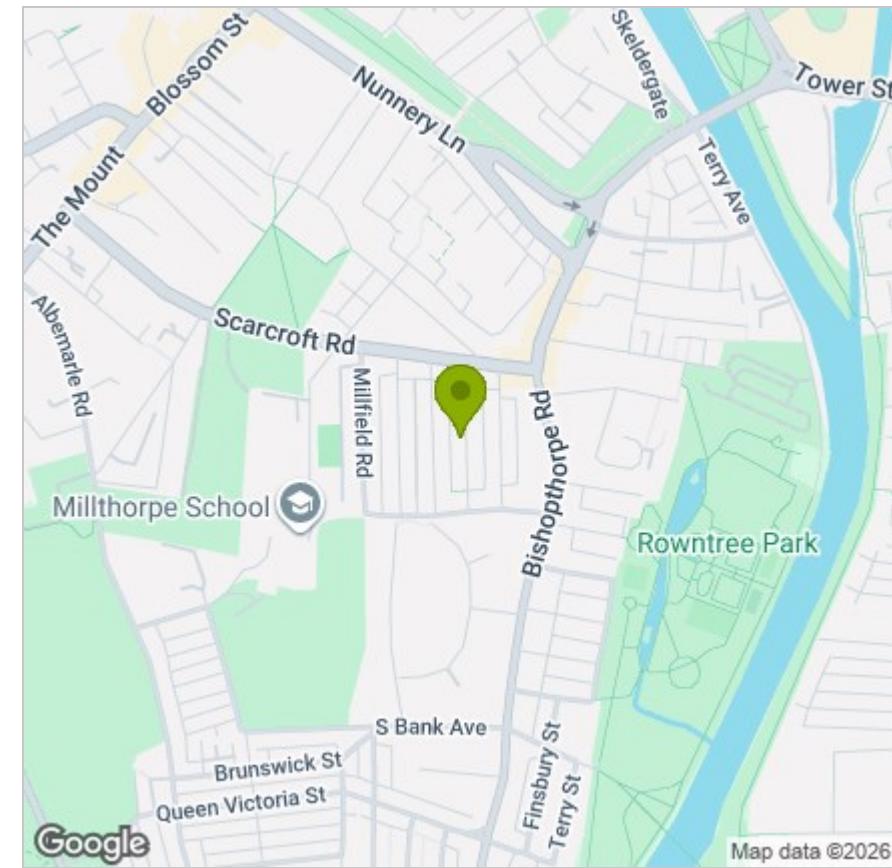


FLOOR PLAN



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and paving items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	66
(69-80)	C	
(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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