



46 Scott Street
York, YO23 1NS
£460,000



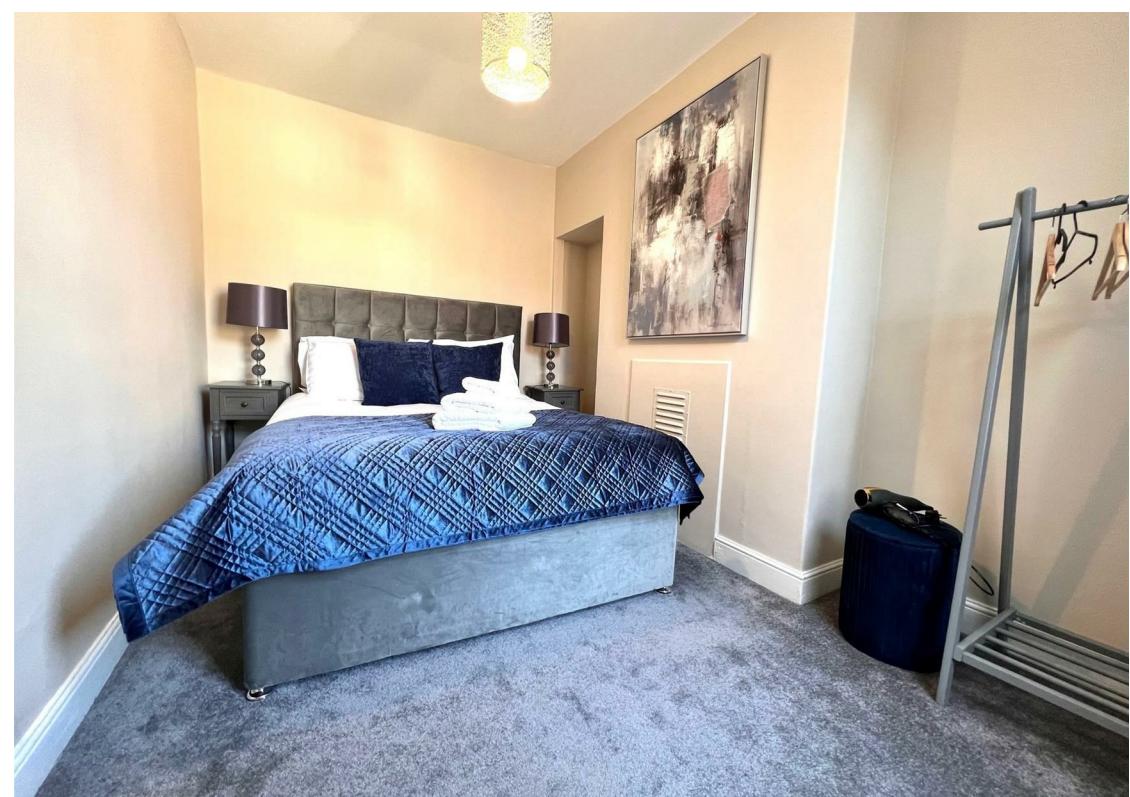
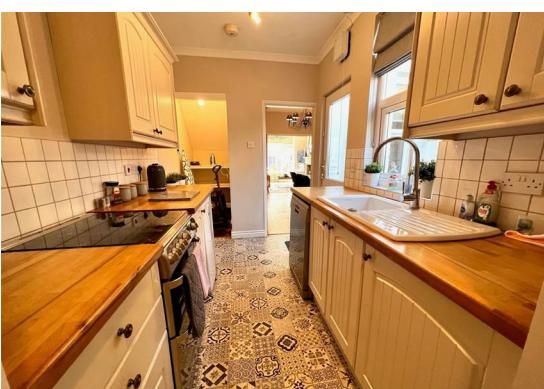
NO ONWARD CHAIN - Set in this popular and sought after residential area, this three storey three bedroom period terrace is close to 'Bishy Road' shopping parade, Rountree Park, York city centre and the railway station.

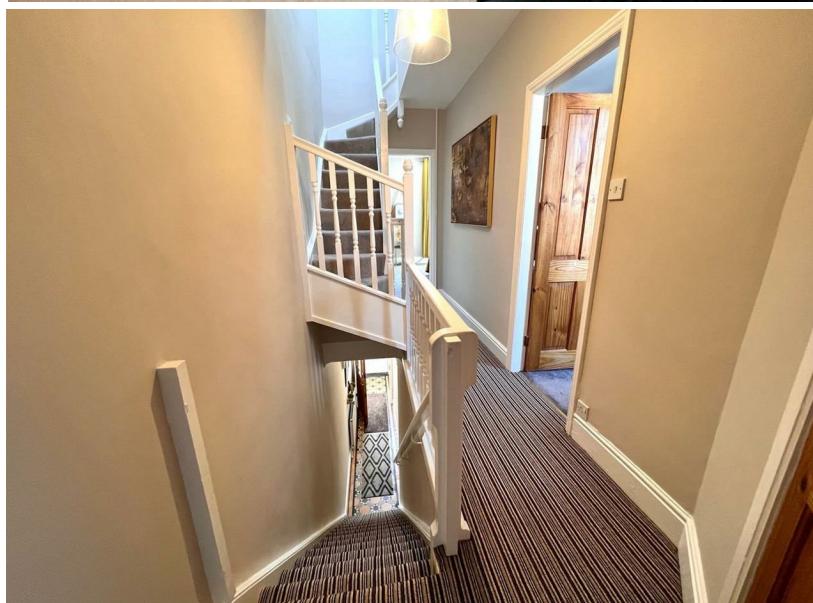
Ready to move into, this superb home fully comprises; entrance vestibule and hallway with encaustic tiled flooring, lounge with bay window and feature log burner, dining room, modern fitted kitchen with oak worktops, utility cupboard, first floor landing, two first floor double bedrooms, modern three piece bathroom suite and a further second floor bedroom with eaves storage.

To the outside is a front forecourt whilst to the rear is a paved courtyard with good sized sitting area and gate to secure service alleyway. An internal viewing of this stunning property is highly recommended.

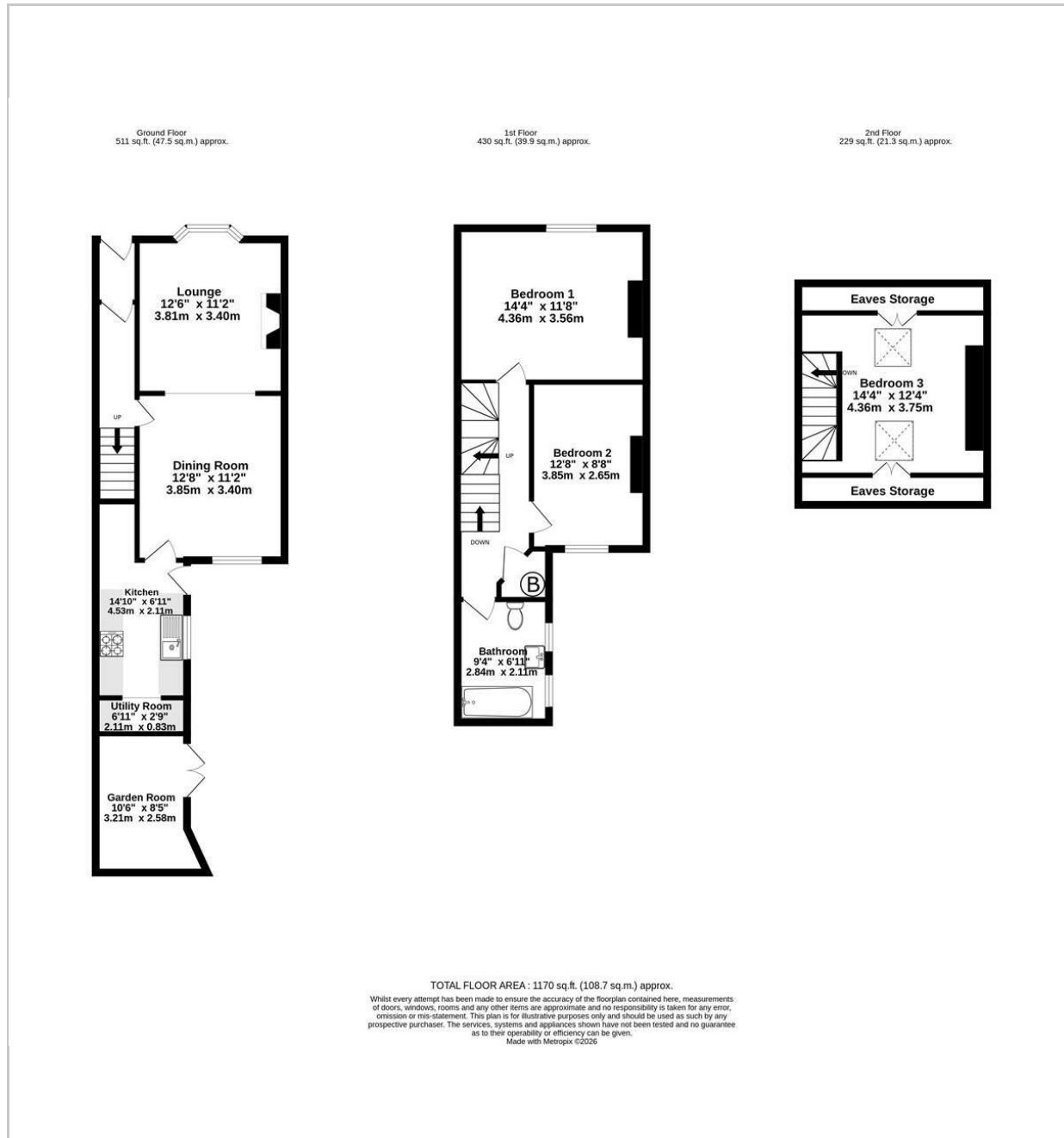
Agents Note

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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

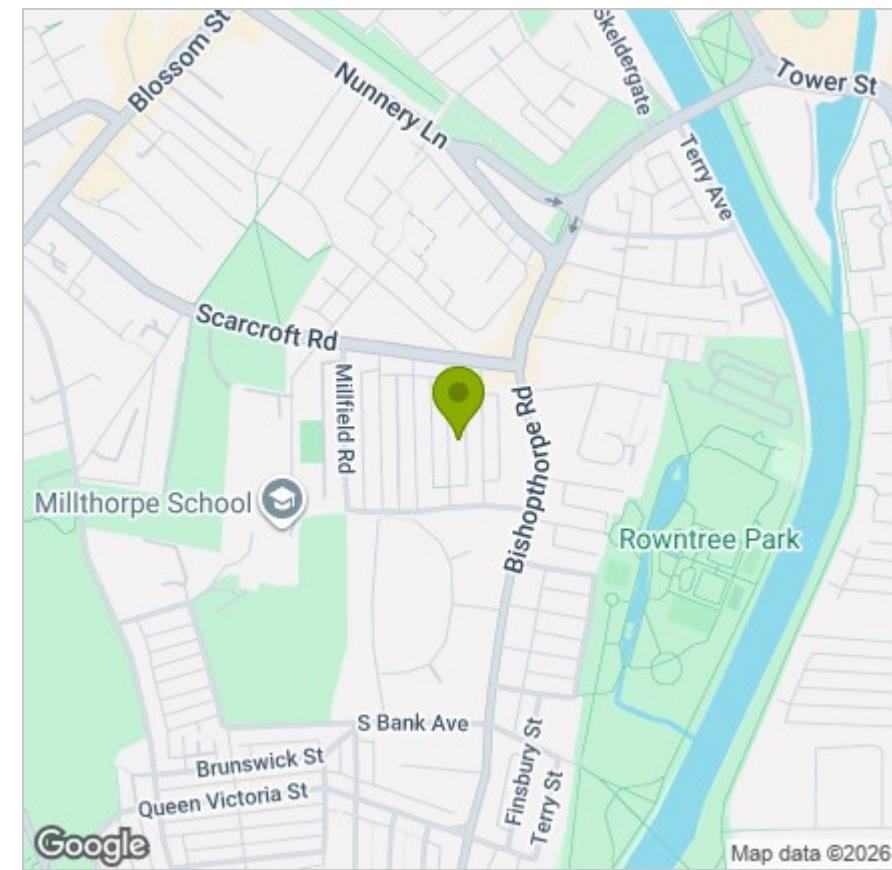




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		61
(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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