Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

# 46 Scott Street

York, YO23 1NS

**£1,850 Per Month**

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Available Now

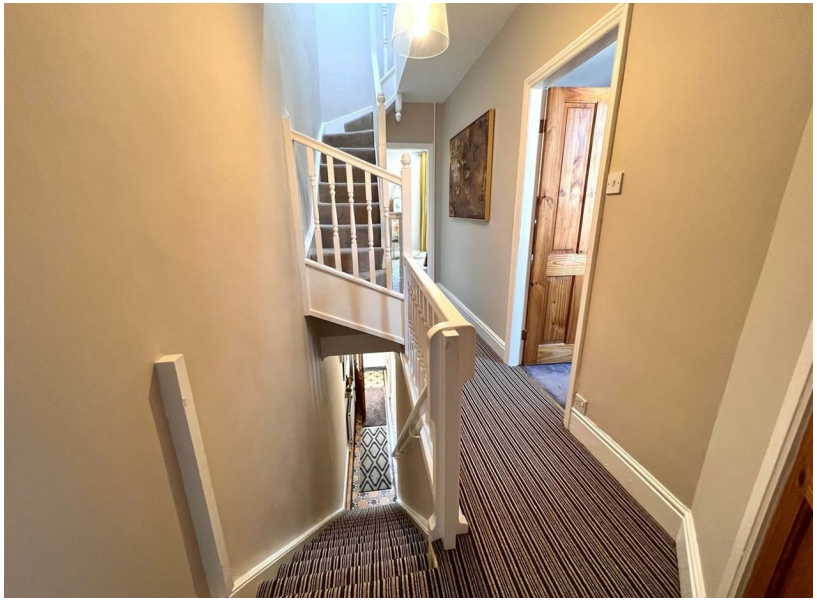
This immaculate and beautifully presented three-bedroom furnished terraced home is ideally situated just off Bishopthorpe Road, one of York's most sought-after locations, within easy walking distance of the train station, city center, and a wide range of local amenities.

The property opens into a welcoming entrance hallway leading to a spacious and stylish lounge and dining area, perfect for both relaxing and entertaining. To the rear is a modern galley kitchen overlooking the courtyard garden, fully equipped with white goods including a washing machine, separate fridge and freezer, oven and hob, and dishwasher.

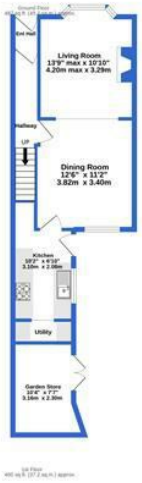
Upstairs, the first floor offers two generous double bedrooms and a contemporary family bathroom featuring both bath and shower facilities. A further staircase leads to a versatile loft room, ideal for use as a third bedroom, home office, or study space.

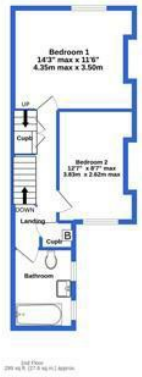
Offered fully furnished, this home is well suited to a professional couple or small family.

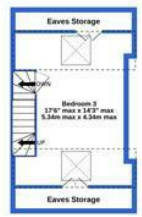
Additional Information:
• No smokers
• Pets considered
• Council Tax Band: C
• EPC Rating: D



## FLOOR PLAN




TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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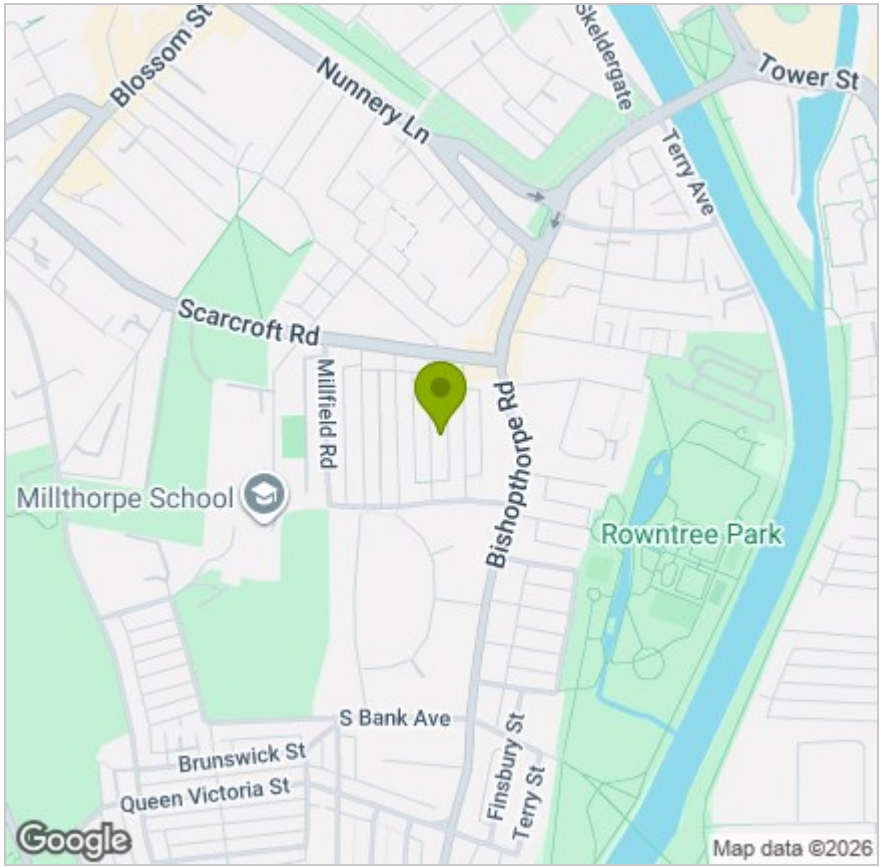
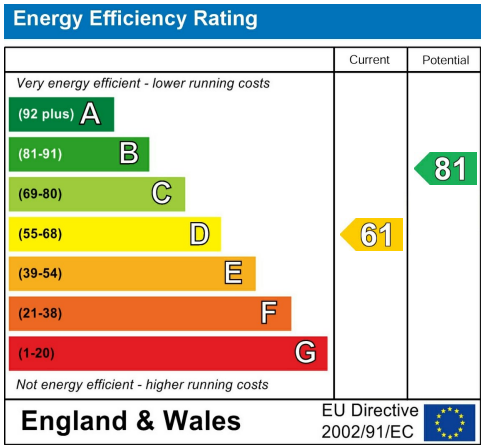
## LOCATION




## EPC

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