

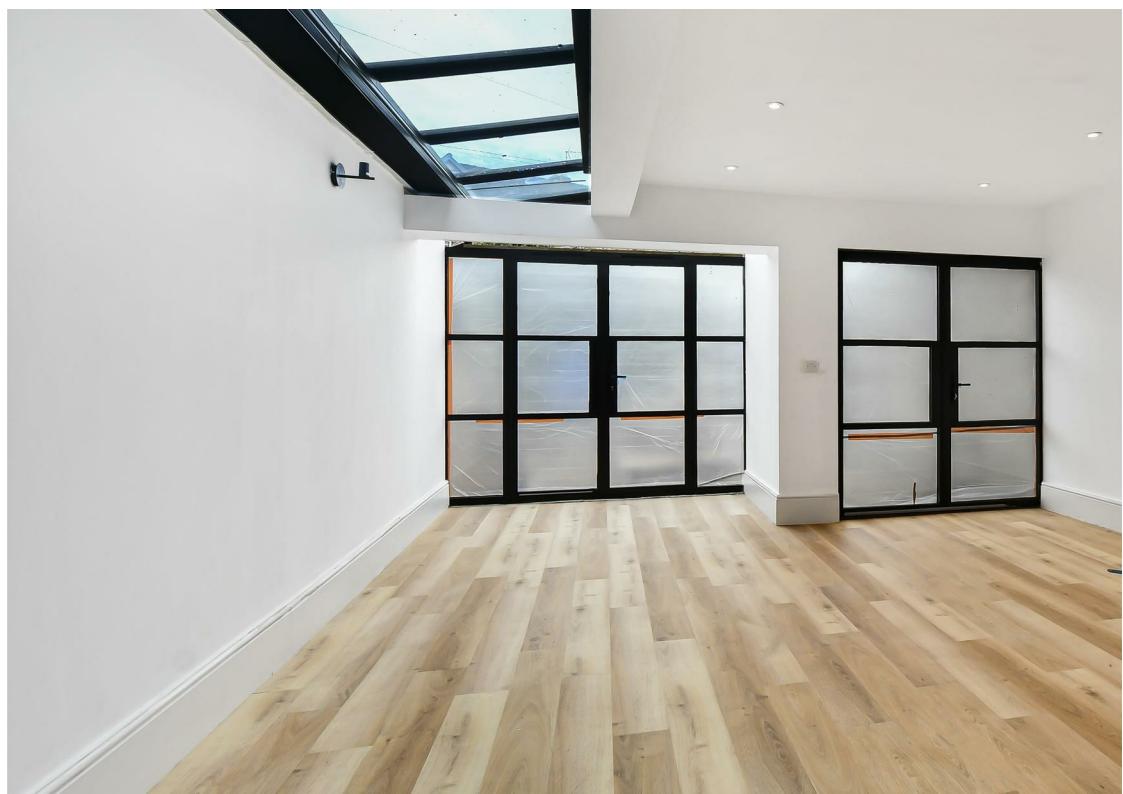


45 Scarcroft Hill
York, YO24 1DF

Offers In The Region Of £875,000

4 2 2 2

A fully refurbished and extended four bedroom, three storey town house located on this sought after street. Nestled between Scarcroft Road and Little Knavesmire, conveniently located for York city centre, the railway station, highly regarded schools and Bishophorpe Road with its vast array of shops and amenities. The property has been upgraded to an exceptionally good standard throughout with bespoke high-end fittings and fully comprises entrance vestibule, entrance hallway, lounge with bay window, WC/cloaks, fabulous open plan living kitchen with glazed extension, crittal doors and feature log burner. On the first floor are three double bedrooms and a house bathroom suite with vaulted ceiling and Bert & May tiling. The second floor is solely for the stunning master bedroom with three piece en-suite shower room. To the outside is a front forecourt whilst to the rear is a south east facing walled landscaped courtyard. An accompanied viewing is strongly recommended. Call Churchills Estate Agents today!



Entrance Vestibule

Entrance Hall

Lounge

Sitting/Dining Kitchen

Cloaks/WC

First Floor Landing

Bedroom 2

Bedroom 3

Bedroom 4/Study

Bathroom

Second Floor Landing

Master Bedroom

En-Suite

Landscaped Courtyard

Note



Please note the photos used are artist impressions and may be subject to slight change.

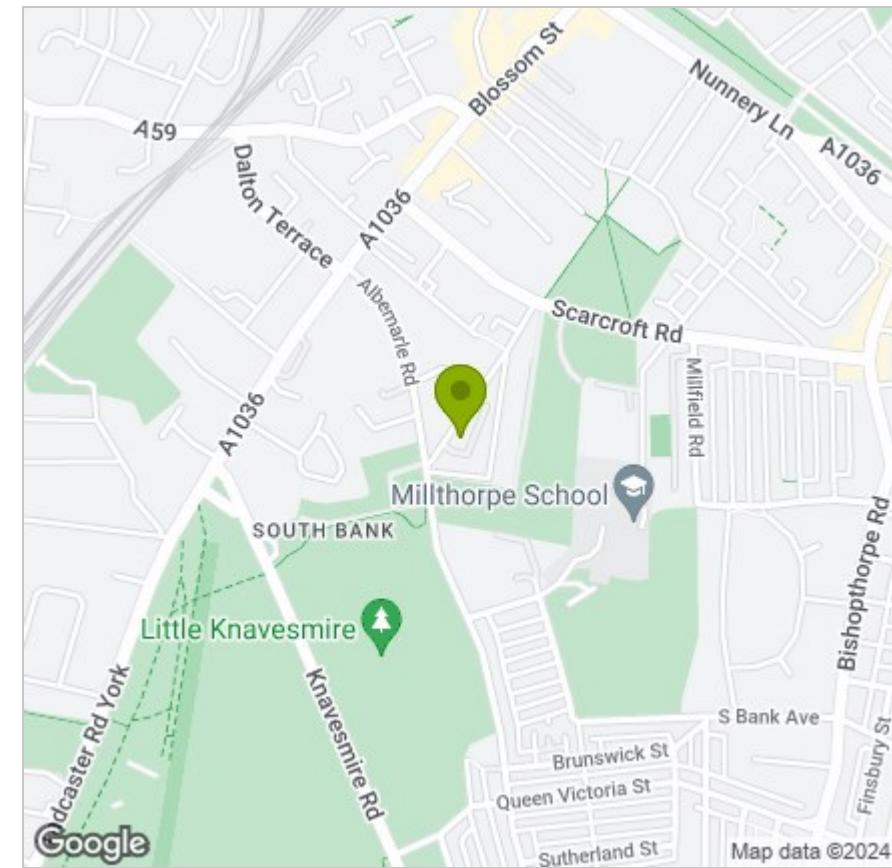


FLOOR PLAN



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

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