



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, Rowntree Park, York city centre and the railway station.

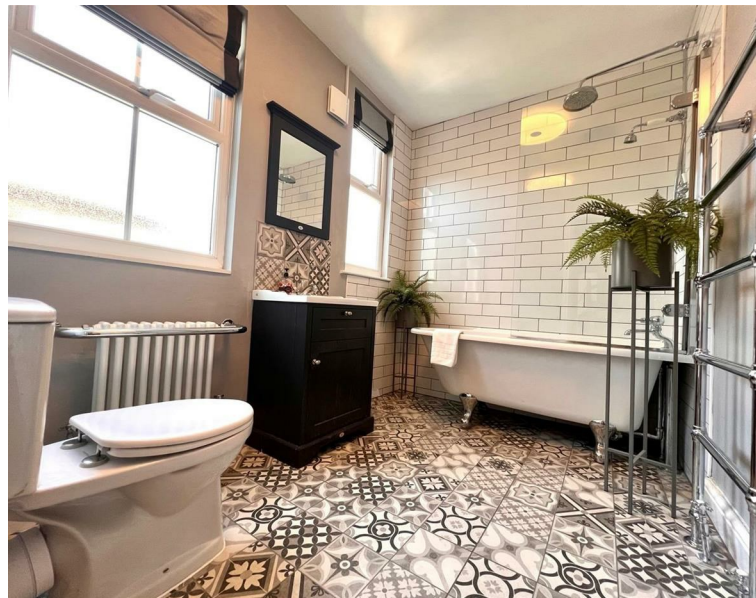
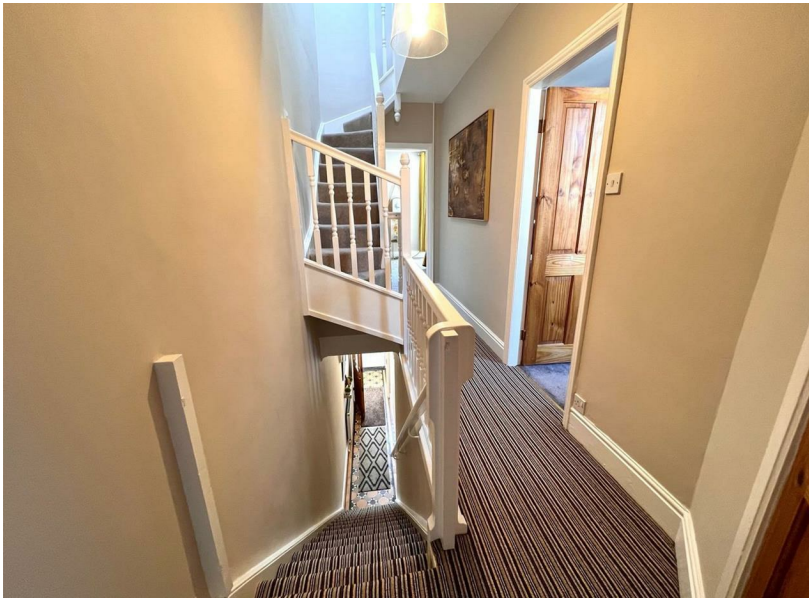
Ready to move into, this superb home fully comprises; entrance vestibule and hallway with encaustic tiled flooring, lounge with bay window and feature log burner, dining room, modern fitted kitchen with oak worktops, utility cupboard, first floor landing, two first floor double bedrooms, modern three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

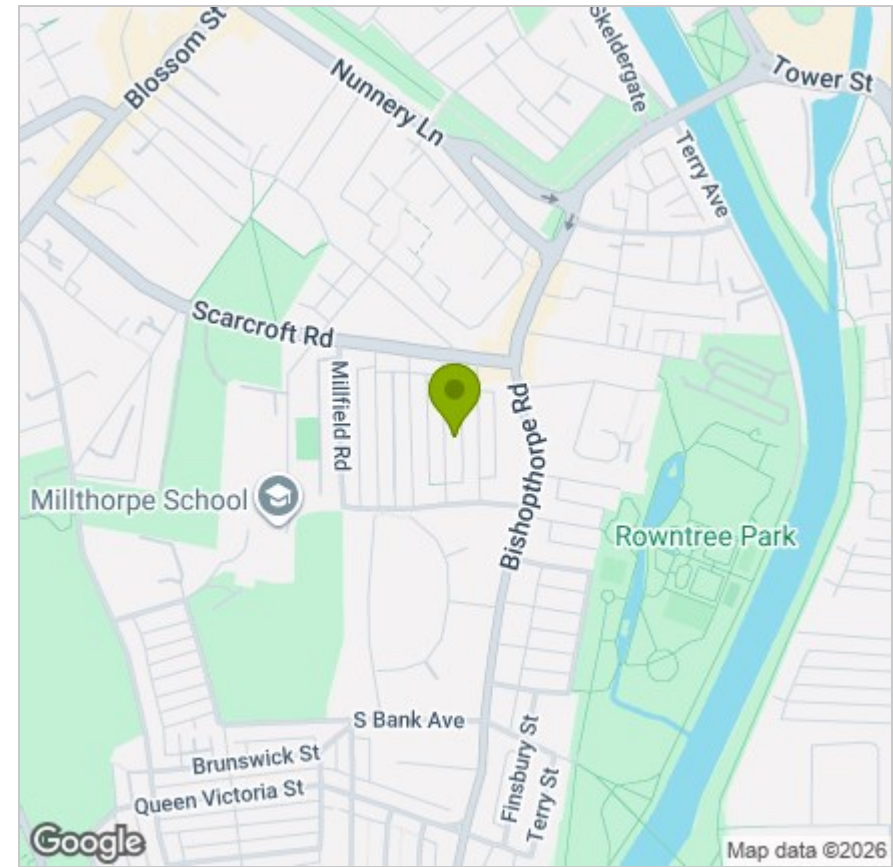




# FLOOR PLAN



# LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.