






23 Scarcroft Road  
York, YO23 1NE  
£1,750 Per Month

 3  2  2  D

**\*TO BE LET FURNISHED (OR UNFURNISHED PETS CONSIDERED)\***

**STUNNING FULLY FURNISHED THREE STOREY 3 BEDROOM CORNER PERIOD TOWN HOUSE** within the highly sought after location just off Bisby Road within close proximity of the city centre, train station and all local amenities.

The property has been upgraded to a high standard to provide tastefully presented living accommodation comprising entrance hall, lounge with bay window, 17' x 14' dining kitchen with quality fitted units and integrated appliances, utility room, cloaks/WC, first floor landing, master bedroom with dressing room and en-suite shower room, large bedroom 2, second floor with further double bedroom and family bathroom/WC. To the outside is a walled rear courtyard.

Council Tax Band C.

### **Entrance Hall**

Entrance door, stairs to first floor, radiator. Panelled doors to;

### **Lounge**

12' x 14'5 (3.66m x 4.39m)  
uPVC double glazed window to front with shutters, uPVC double glazed window to side with shutters, radiator, TV point, power points. Carpet.

### **Dining Kitchen**

17'1 x 13'7 (5.21m x 4.14m)  
Fabulous large family kitchen with high quality Shaker style units comprising 1 1/2 bowl sink unit with cupboards below, base units with cupboards and drawers, matching wall units, solid wood work surfaces, two uPVC double glazed windows to side, Adam style fireplace, integrated dish washer and fridge, power points. Door to;

### **Utility/Study**

10' x 6'8 (3.05m x 2.03m)  
uPVC double glazed window to side plumbing for automatic washing machine, door to rear courtyard, power points. Panelled door to;

### **Cloaks/WC**

Wash hand basin, low level WC.





### First Floor Landing

Stairs to second floor. Panelled doors to;

### Bedroom 1

12'9 x 9'9 (3.89m x 2.97m)

uPVC double glazed window to side, radiator, power points. Opening to;

### Dressing Room

7'10 x 5'9 (2.39m x 1.75m)

uPVC double glazed window to side, radiator, power points. Carpet. Panelled door to;

### En-Suite Shower Room

Walk in shower cubicle, vanity unit housing wash hand basin, low level WC, extractor fan. Tiled floor.

### Bedroom 2

15'4 x 10' (4.67m x 3.05m)

uPVC double glazed windows to two aspects, radiator, power points. Carpet.

### Second Floor Landing

Double glazed window to front, balustrade. Carpet. Panelled doors to;

### Bedroom 3

13' x 10' (3.96m x 3.05m)

Double glazed velux window to side, radiator, power points. Carpet.

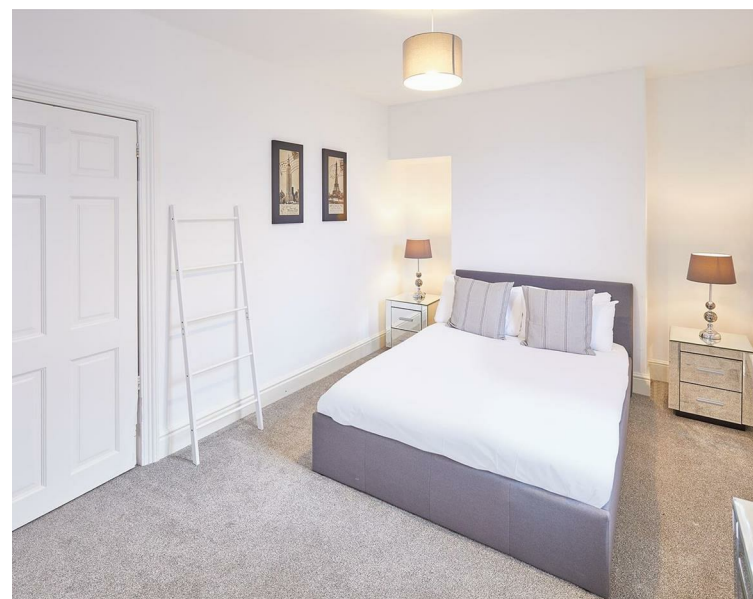
### Family Bathroom

9'9 x 9'1 (2.97m x 2.77m)

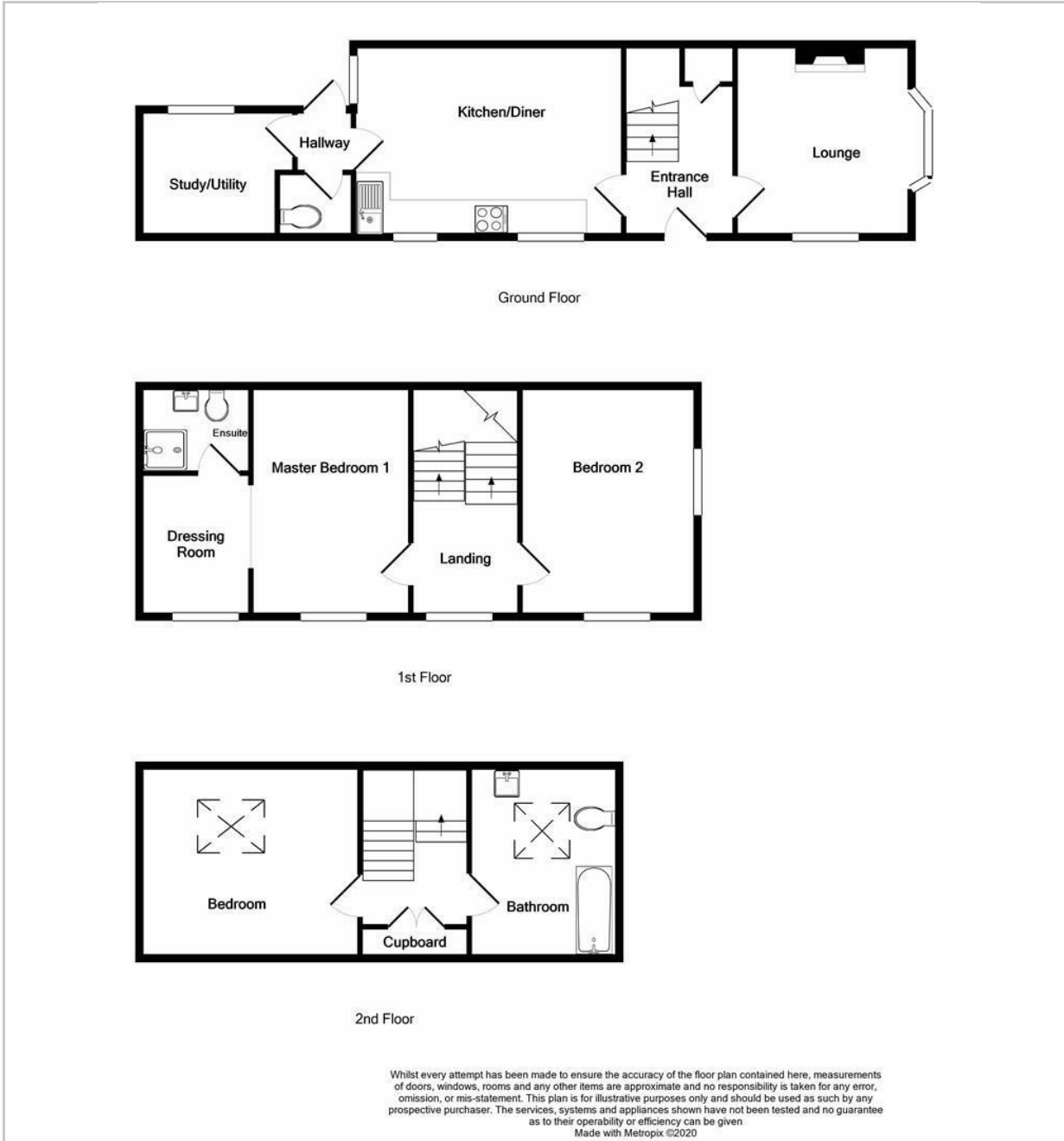
Three piece suite in white comprising panelled bath with electric shower above, vanity unit housing wash hand basin, low level WC, double glazed window to side, chrome towel rail/radiator.

### Outside

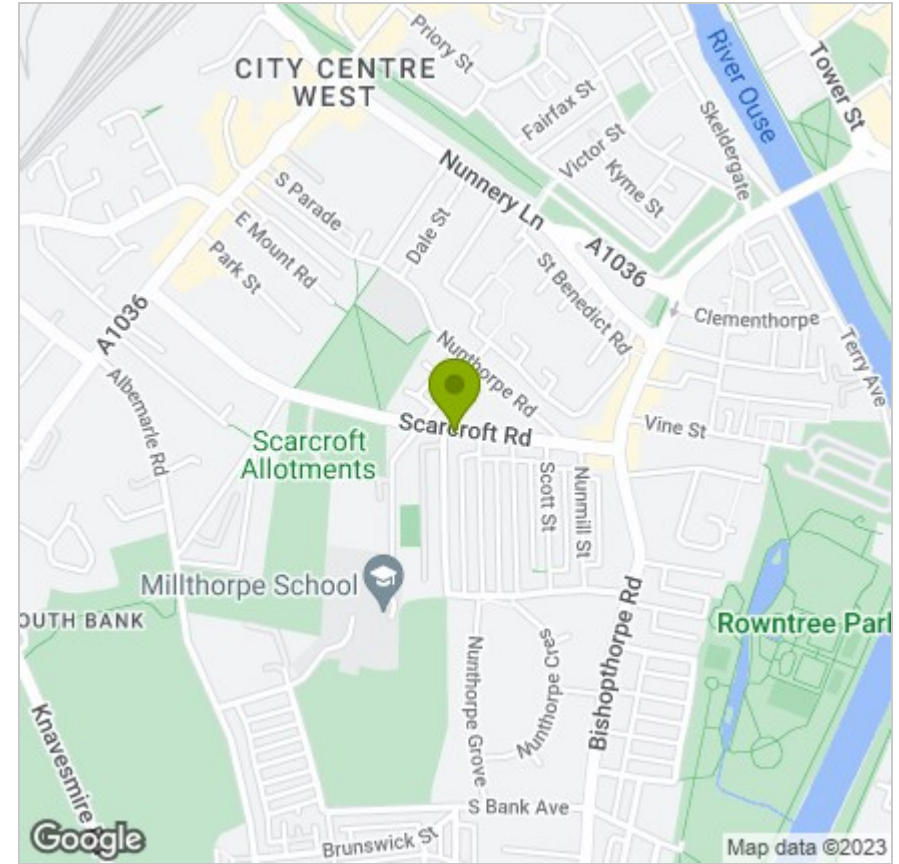
Walled rear courtyard with artificial grass, brick boundary wall, covered storage area and gate giving access to side.



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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.