



Scarcroft Hill, York

- EDWARDIAN TERRACE
- NEEDS MODERNIZATION
- PERIOD FEATURES
- LARGE REAR COURTYARD
- EPC RATING E
- THREE BEDROOMS
- SUPERB LOCATION
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND D

Guide Price £475,000

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Scarcroft Hill, York

DESCRIPTION

This is a superb opportunity to purchase a classic three bed roomed fore coursed Edwardian terrace property, situated in one of York's most sought-after areas. The accommodation which is in need of modernizing, offers the buyer the opportunity to renovate and potentially extend (Subject to necessary planning permission) to their own specifications.

The property retains many period features including, mosaic tiled floor, plaster mouldings, fireplace, coving, internal doors and sash windows. Located between the Knavesmire, and Bishopthorpe high street and approximately one mile from the city centre, this property has excellent access to the local amenities and York racecourse. An early viewing is strongly recommended to avoid disappointment.

The accommodation briefly comprises; entrance vestibule, entrance hall, lounge with bay window to the front, dining room with French doors to the rear courtyard and a fitted breakfast kitchen with under stairs storage cupboard.

To the first floor is a galleried landing. Bedroom one with original fitted wardrobe, bedroom two with staircase to useful loft area which could be potentially converted into a bedroom, bedroom three and a three-piece house bathroom.

Outside is a fore coursed garden to the front, to the rear is a large, enclosed courtyard which has been flagged with Indian stone, a brick outbuilding and pedestrian access at the rear.

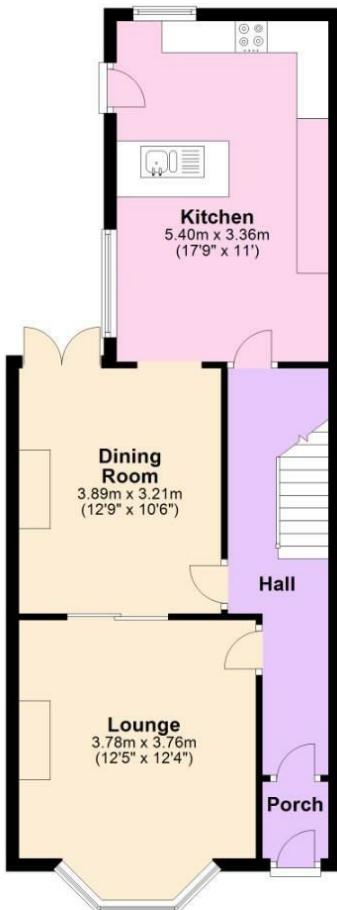
This property is Freehold. Council Tax Band D.





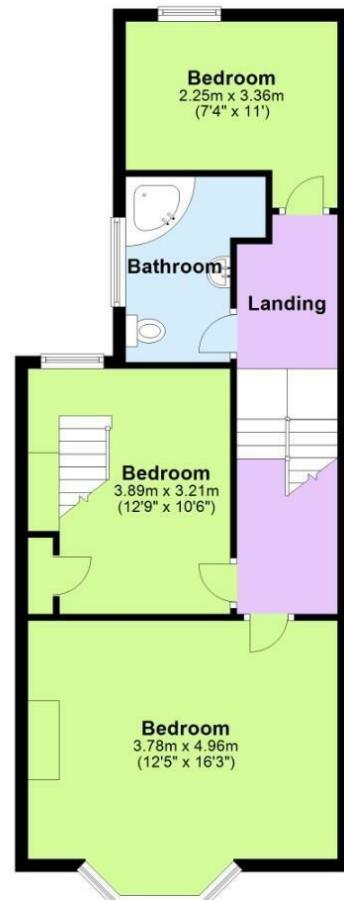
Ground Floor

Approx. 58.8 sq. metres (632.6 sq. feet)



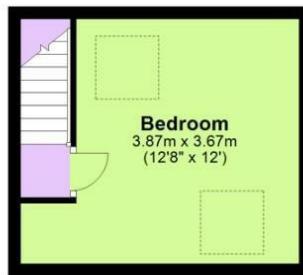
First Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



Second Floor

Approx. 17.1 sq. metres (183.7 sq. feet)



Total area: approx. 132.8 sq. metres (1429.8 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com www.hunters.com



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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