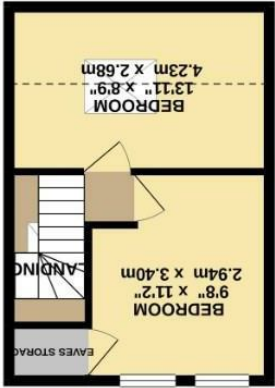


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

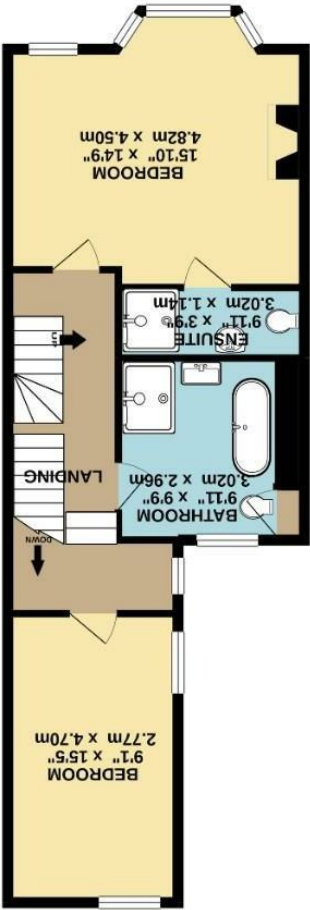
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current	57	
Potential	78	
Energy Efficiency Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO2 emissions	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not environmentally friendly - higher CO2 emissions		
Current	48	
Potential	72	
Environmental Impact (CO <sub>2</sub> ) Rating		

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 is given as to their operability or efficiency can be given.

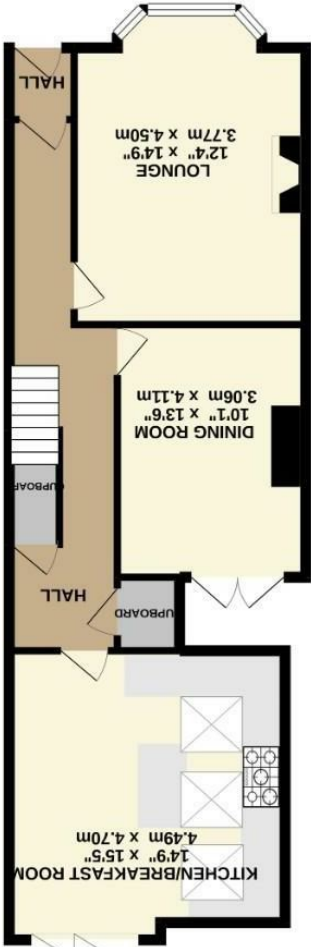
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277 sq. ft. (25.7 sq. m.) approx.  
2ND FLOOR



603 sq. ft. (56.0 sq. m.) approx.  
1ST FLOOR



717 sq. ft. (66.5 sq. m.) approx.  
GROUND FLOOR



12 Scarcroff Hill, York  
£599,950



Ashtons





Description

This truly wonderful home is set just off Scarcroft Road in one of York's most sought after locations. The property is well placed for access to the city centre, good transport links as well as open green spaces with Scarcroft and Rowntree Parks nearby in addition to the many much celebrated local amenities Bishopthorpe Road has to offer.

Beautifully presented throughout, the property offers spacious, modern accommodation whilst still retaining much of the original charm and character of the period. A large hallway leads to two reception rooms on the ground floor with an extension offering additional space, cleverly configured as a breakfast kitchen to the rear. Set over the first and second floors are four well proportioned bedrooms, house bathroom and en suite shower room.

To the rear, accessed via bi-fold doors, is an enclosed courtyard style garden which feels very private and is large enough to use for entertaining yet is very low maintenance. A lovely home sure to appeal to a range of discerning purchasers, early viewing is essential.