

# 60, SCARCROFT ROAD



YORK | YO23 1NF







# 60, SCARCROFT ROAD

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*York City Centre 0.5 miles (all distances approximate)*

*A beautifully refurbished town house with fantastic living space in a fabulous part of York.*

CROFT

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01904 238222



# ACCOMMODATION AND AMENITIES

## Ground Floor:

Entrance lobby, hallway, sitting room, open plan kitchen, dining and sitting room.

## Lower Ground Floor:

Cinema room, study (or occasional bed 4) shower room with wc and utility/laundry room.

## First floor:

Two double bedrooms and large house bathroom and separate wc.

## Second floor:

Principal bedroom with dressing area and ensuite shower room.

## Outside:

Front garden, rear courtyard garden, garage and a parking space.









## INTRODUCTION

60, Scarcroft Road is a fantastic town house with contemporary living space arranged over four floors. The current owners have refurbished from top to bottom and created a very cool home but still retaining lots of the original features. From entering the property on the ground floor, you have a beautiful stained glass door surround as well as original mosaic tiled floor which leads you through to the newly renovated open plan kitchen, dining and sitting area at the back of the house, which makes the most of the natural light and the views over Scarcroft Park. Also on this floor is a large sitting room to the front.

The basement level has been underpinned and tanked to make this very much a part of the living space. There is a cinema room, which has been sound proofed, a shower room and a bedroom (currently used as a study/sitting room) and a utility/laundry all on this level. Doors from here lead into the enclosed 'entertaining' courtyard garden which has the garage and gym on the opposite side. There is also a useful store. The garage has electric doors and is currently part garage part gym. There is a parking space at the rear (accessed via Scarcroft View).

To the first floor there is a large house bathroom, a separate wc and two double bedrooms and to the second floor is the principal bedroom with dressing area and ensuite shower room.

To the front is a pretty garden area with seating and space for bikes etc.

## LOCATION

Scarcroft Road is a very popular leafy and green residential road in York that connects the prestigious areas of The Mount and Bishopthorpe Road. The city centre is within walking distance of the property as too the railway station and a number of shops, bars, restaurants, parks, schools and the river.















## ADDITIONAL INFORMATION

### Services

We are advised that the property has mains water, electricity and drainage with gas central heating

### Local Authority

York City Council – West Offices, Station Rise, York, YO1 6GA  
01904 551550  
[www.york.gov.uk](http://www.york.gov.uk)

### Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

### Directions

From the Mount turn onto Scarcroft Road and the property is on the left hand side.

### Viewing

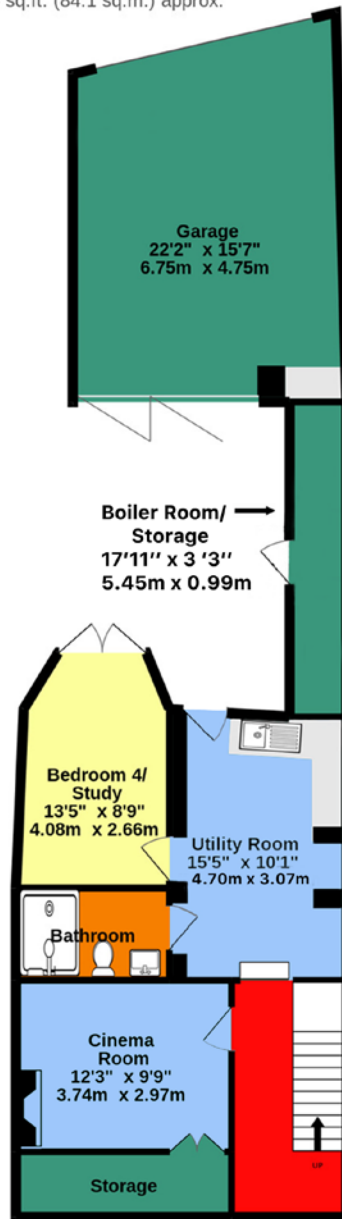
Strictly through the selling agent:  
Croft Residential, Pavilion 2000, Amy Johnson Way, York YO30 4XT

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BASEMENT  
905 sq.ft. (84.1 sq.m.) approx.



60 SCARCROFT ROAD, YORK, YO23 1NF

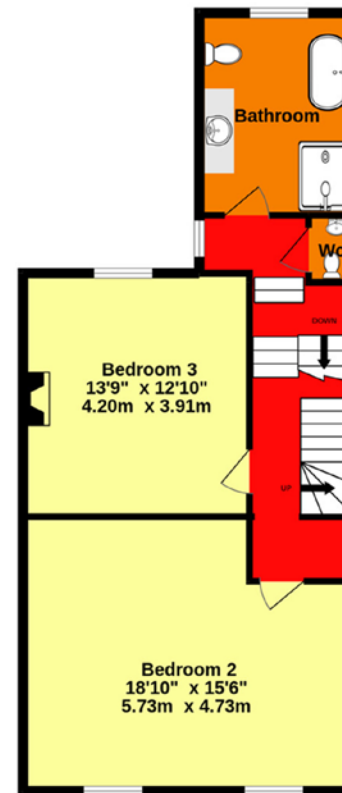
TOTAL FLOOR AREA : 2740 sq.ft. (254.6 sq.m.) approx.



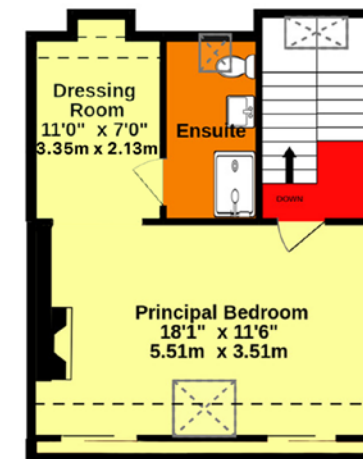
GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



2ND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



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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