



22 Scott Street, York YO23 1NS

A beautifully presented two bedroom Victorian mid-terraced house with an attractive courtyard garden that leads out to a well maintained communal service lane.

South Bank and Bishopthorpe Road are known as the 'Notting Hill' of York with many awards for the best high street in the UK. Scott Street offers easy access to all local amenities with shops, restaurants, bars, parks, multiple excellent schools and York Racecourse all in walking distance.

- Superb Victorian Terraced House
- Excellent Location
- Two Reception Rooms and Sun Room
- Dual Aspect Fitted Kitchen
- Two Double Bedrooms
- First Floor Bathroom with Four Piece Suite
- Charming Rear Courtyard Garden and Small Enclosed Forecourt
- On Street Permit Parking
- Close to Shops on Bishopthorpe Road and Rowntrees Park
- Packed With Original Features

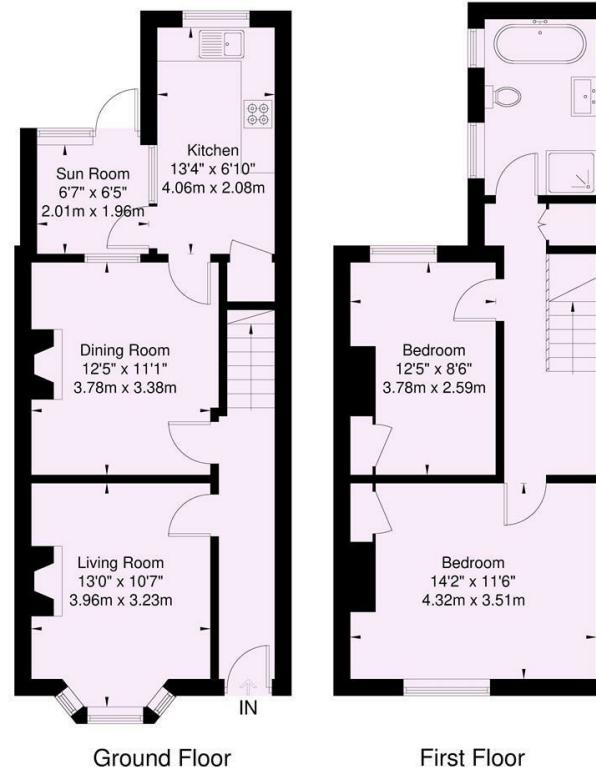
**Guide Price £425,000**

**Tenure: Freehold**

**Council Tax Band: C**

22 Scott Street

Approximate Gross Internal Area = 83.8 sq m / 902 sq ft

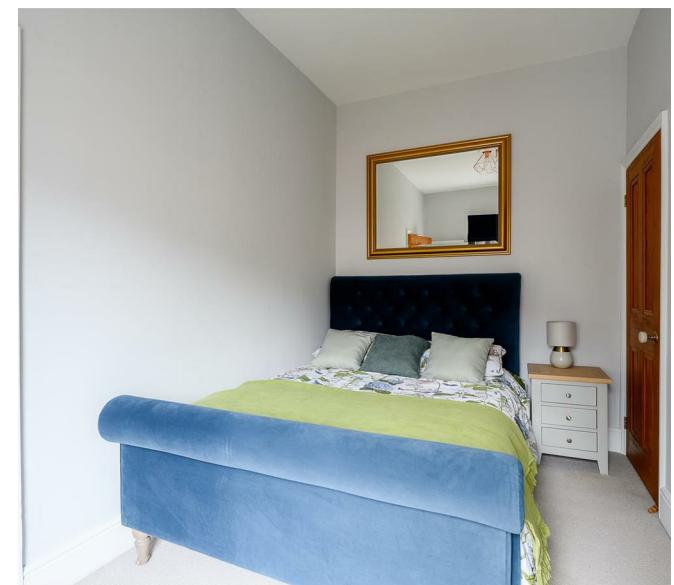


Ground Floor

First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPROPRIATE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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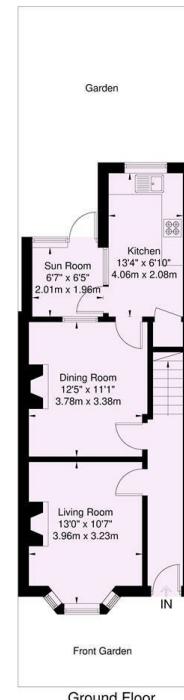
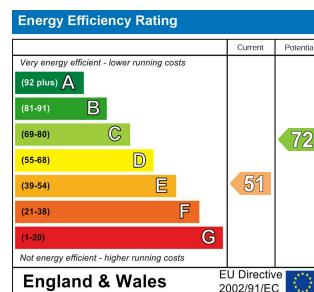


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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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HUDSON  
MOODY

58 Micklegate  
York  
YO1 6LF

01904 650650

[property@hudson-moody.com](mailto:property@hudson-moody.com)