



HUDSON  
MOODY

45 Scarcroft Hill, South bank, York YO24 1DF



A tastefully modernised and refurbished Edwardian terraced townhouse situated in an exceptional location being close to Albemarle Road and The Knavesmire. The property is offered to the market with No Onward Chain.

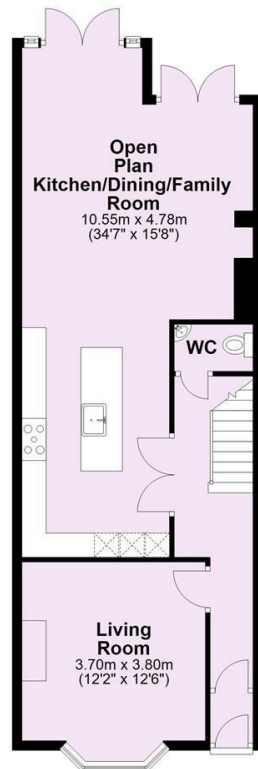
- Exceptional Period Terraced House
- Refurbished to the Highest of Standards Throughout
- Spacious Living Room with Bay Window
- Superb Open Plan Extended Kitchen and Family Area
- Three First Floor Double Bedrooms
- House Bathroom with Shower Over Bath
- Second Floor Master Bedroom with En-Suite
- Forecourt and Terraced Garden to the Rear
- Located Close to the Knavesmire and Bishopthorpe Road
- No Onward Chain

**Guide Price £850,000**

**Tenure: Freehold**

**Council Tax Band: D**

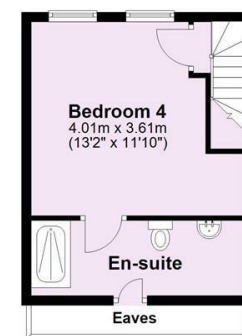
**Ground Floor**  
Approx. 66.2 sq. metres (712.3 sq. feet)



**First Floor**  
Approx. 55.4 sq. metres (596.0 sq. feet)



**Second Floor**  
Approx. 25.2 sq. metres (271.8 sq. feet)



Total area: approx. 146.8 sq. metres (1580.1 sq. feet)

For illustrative Purposes Only - not to scale  
Plan produced using PlanUp.

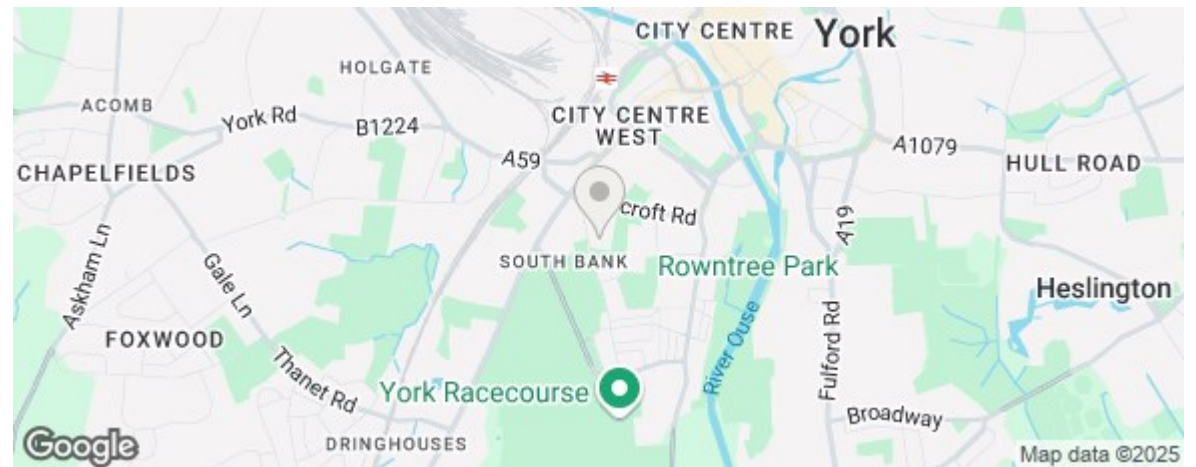








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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



#### IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
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.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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