



14, Bayldon Square, York, YO23 1PT

Guide price £635,000



4



2



2



B

 **PRIME**  
RESIDENTIAL



## 14 Bayldon Square

**STYLISH 3/4 BEDROOM TOWNHOUSE WITH DELIGHTFUL GARDEN AND PRIVATE PARKING, IDEALLY PLACED CLOSE TO THE KNAVESMIRE AND RACECOURSE, IN ONE OF YORK'S PREMIER AWARD WINNING DEVELOPMENTS.**

Boasting a prominent position overlooking the garden square, this beautifully appointed home provides in excess of 1400 square feet of versatile living space over 3 floors. The green open spaces of the racecourse are complimented by excellent local amenities, with 'Bishy Road' and the railway station also close by.

Accommodation comprises:-

Entrance hall, WC, Utility cupboard, study/bedroom 4, /kitchen/family room, sitting room with balcony, primary bedroom with en suite, 2 further double bedrooms, house bathroom.

Landscaped garden with shed, private parking space

## DESCRIPTION

A splendid modernist three/four bedroom townhouse ideally positioned within the award winning Chocolate Works development on the edge of York city centre, close to York's Racecourse.

Named after William Bayldon, who was a confectioner and one of the Founders of Terry's of York, Bayldon Square enjoys the most attractive of settings. Boasting delightful views across the garden square towards the beautiful metal sculpture of the much loved Terry's Chocolate Orange, houses in this part of the development are highly sought after.

The versatile accommodation is impeccably presented throughout. Arranged over three floors, the ground floor comprises an incredibly stylish open-plan living kitchen, together with a separate study/home office which could be used as a playroom or additional bedroom if required.

The kitchen enjoys an artisan coffee house feel and is fitted with sleek cabinets and quartz worktops which offer an abundance of storage and preparation space, together with a full range of integrated appliances. French doors link the kitchen directly to the garden which is beautifully landscaped and features a generous and private paved terrace with electric awning. An ideal space for entertaining.

The formal sitting room is situated on the first floor and enjoys an east facing balcony. The principal bedroom is found on the second floor and boasts in-built wardrobes and a stylish en suite shower room. There are 2 further double bedrooms and a stylish family bathroom.

The Chocolate Works has the benefit of a local Co-op store, with a bakery, butchers, public house, barber and beauty salon on nearby Albemarle Road. There is an Italian restaurant/bar and deli, The Old Liquor Store, and a dental practice on site. Some of York's prettiest green areas are on the doorstep including the Knavesmire, York Racecourse, Knavesmire Wood and Rowntree Park, with its popular cafe and walks along the River Ouse.

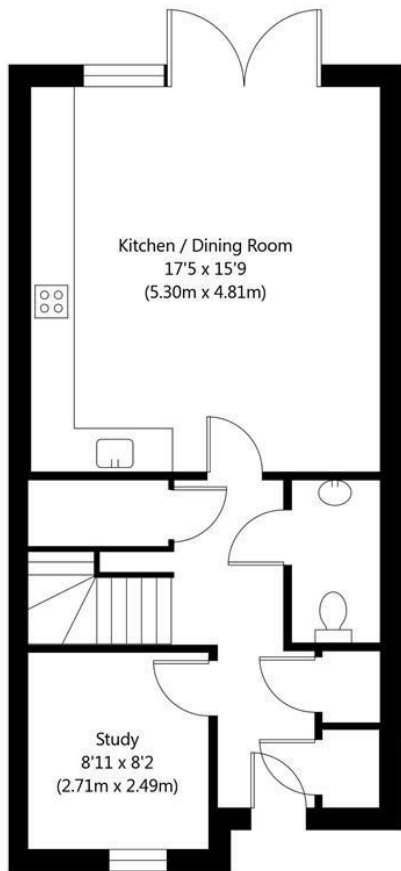
Close by is Bishopthorpe Road which won the 'Great British High Street of the Year' award in 2015. It was voted by The Times as "one of the UK's coolest places to live" and has its own dedicated website, area has a well-known parade of independent shops, café-delis and restaurants that host regular events and festivals.

The development is conveniently located for the A64, A19 south, the city centre and York railway station which offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than two hours to Kings Cross.

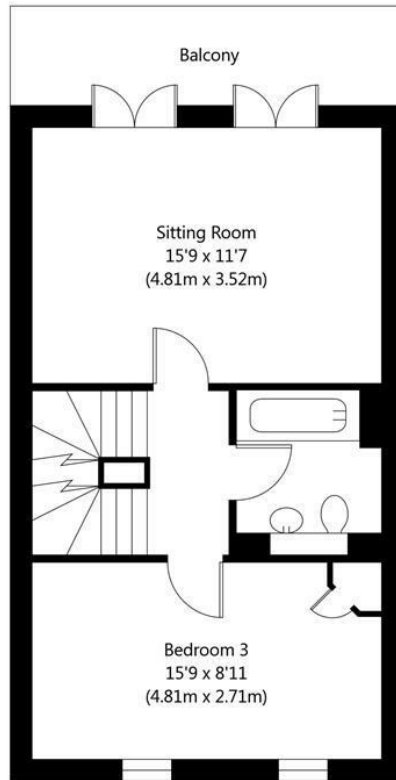
- **Impeccably presented contemporary townhouse in Award Winning development with impressive EPC rating of B**
- **Stylish kitchen breakfast room with doors to delightful landscaped gardens, and paved terrace with electric awning**
- **Impressive first floor sitting room opening to generous balcony**
- **Primary bedroom with generous en suite and built-in storage solutions**
- **2/3 further bedrooms and a home office**
- **Enviably positioned within the coveted Bayldon Square area which enjoys views across the garden square**
- **Private Parking with visitor's parking available**
- **Superbly positioned close to The Knavesmire and local amenities**
- **Easy access to 'Bishy Road' and delightful countryside walks.**
- **Convenient access to major road links, the railway station and city centre**

**Freehold**

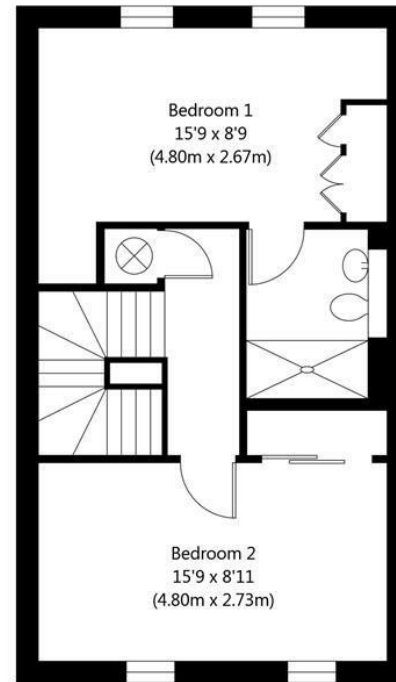




Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 531 SQ FT / 49.3 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 450 SQ FT / 41.8 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 450 SQ FT / 41.81 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1431 SQ FT / 132.91 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	