

Joseph Terry Grove, York, YO23 1FL

- Immaculately Presented First-Floor Apartment
- No Onward Chain For A Smooth Purchase
- Two Double Bedrooms With Principal En-Suite
- Council Tax Band E
- Highly Sought-After Chocolate Works Location
- Private Balcony Off Open-Plan Living Space
- Allocated Parking Space

£300,000

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DESCRIPTION

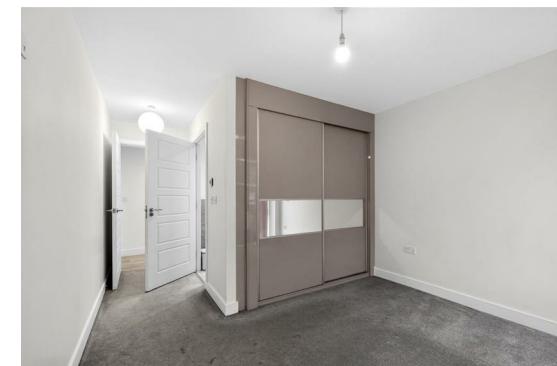
A beautifully presented first-floor apartment forming part of the highly regarded Medallion House within the award-winning Chocolate Works development. Offered with no onward chain, this stylish home has been immaculately maintained throughout and provides an ideal base for professionals, downsizers or those seeking a high-quality pied-à-terre close to York's historic centre.

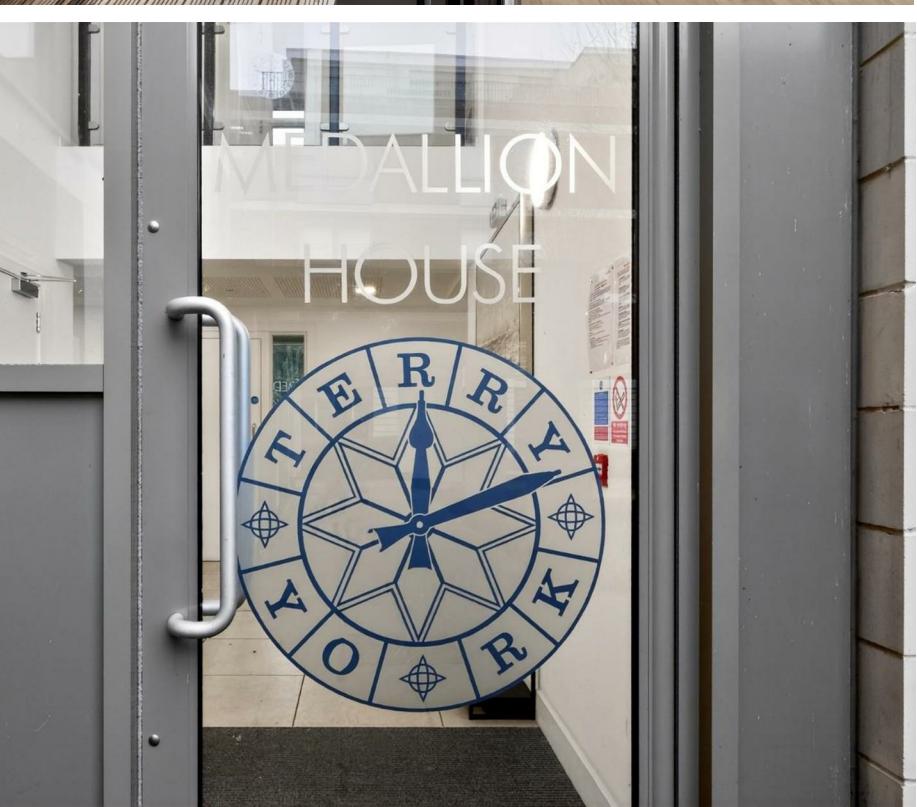
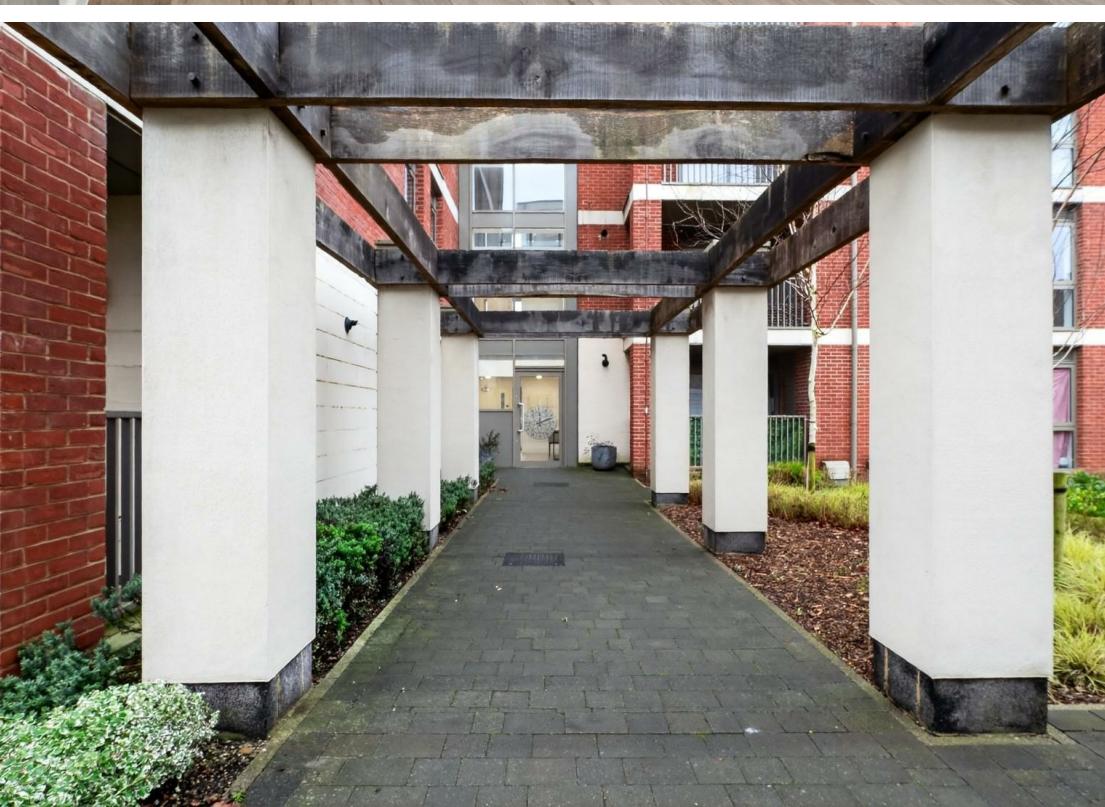
The accommodation includes a generous open-plan kitchen and living space with direct access onto a private balcony, creating an excellent area for everyday living and entertaining. The contemporary kitchen is well appointed with integrated appliances and ample storage.

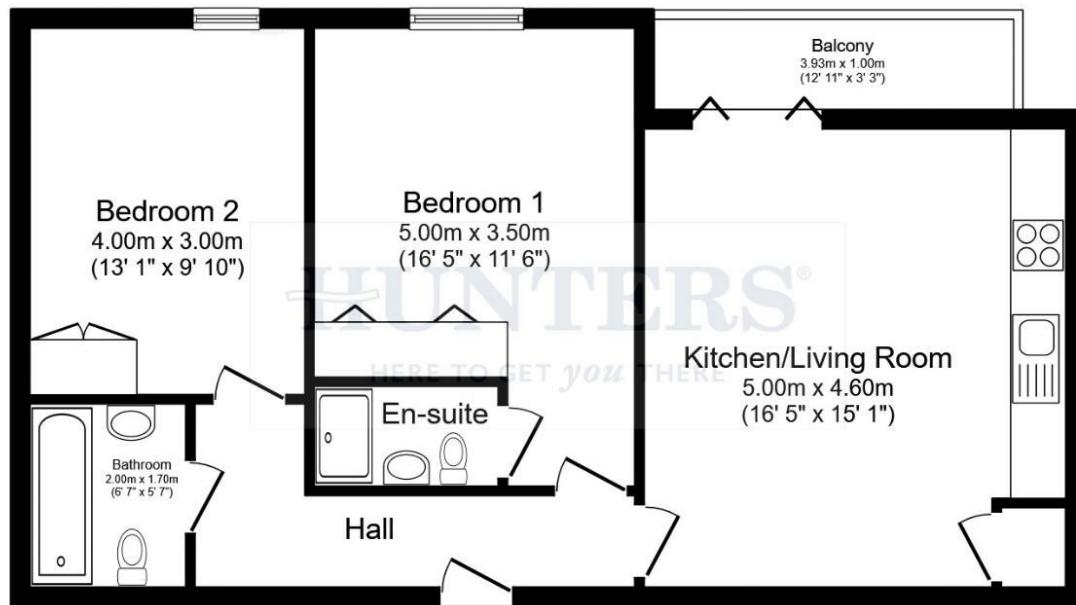
There are two well-proportioned double bedrooms, the principal featuring a modern en-suite shower room, while the second bedroom is served by a sleek main bathroom. A welcoming entrance hall completes the layout.

The apartment further benefits from an allocated parking space along with communal bike rack sheds, providing secure and practical storage options. Residents of Medallion House also enjoy lift access, landscaped communal areas and the wider amenities of this sought-after development, all within easy reach of Bishopthorpe Road, the Knavesmire and York city centre.

A superb turnkey apartment in a prime location, offered with vacant possession.







Floor Plan

Total floor area 63.8 sq.m. (686 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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