



The Residence Bishopthorpe Road  
York, YO23 1FF  
**£260,000**

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A truly fantastic property located within this iconic building (The Residence). An exclusive and prestigious building on the former Terry's site adjacent to the racecourse and bishophthorpe road. The property is also in easy reach of York City Centre, Railway station and the river ouse as well as highly regarded shops, schools and local amenities. The property is accessed via a grand communal hallway with lifts to all floors. The property comprises a large sitting/dining room with views towards the city and features a sectional bookcase, kitchen with quartz worktops and integrated appliances, large double bedroom, fully tiled 3 piece bathroom and walk-in storage cupboard. To the outside there is designated parking space as well as additional visitor spaces, communal gardens and on-site concierge. An internal viewing is highly recommended.



**Communal Entrance**

Large seating area with Concierge service, lift to all floors

**Entrance Hallway**

Entrance door, engineered wood flooring, large walk in storage cupboard with shelving, power points, door through to

**Living/Sitting Area**

Two windows to front, large bookcase/media unit, double radiator, TV point. power points. engineered wood flooring



**Kitchen Area**

Flitted wall and base units with Quartz countertop, 1.5 single draining board, integrated appliances including slimline dishwasher, oven and hob, washing machine, power points, engineered wood flooring,



**Bedroom**

Window to front, engineered wood flooring, double radiator, TV and power points





### **Bathroom**

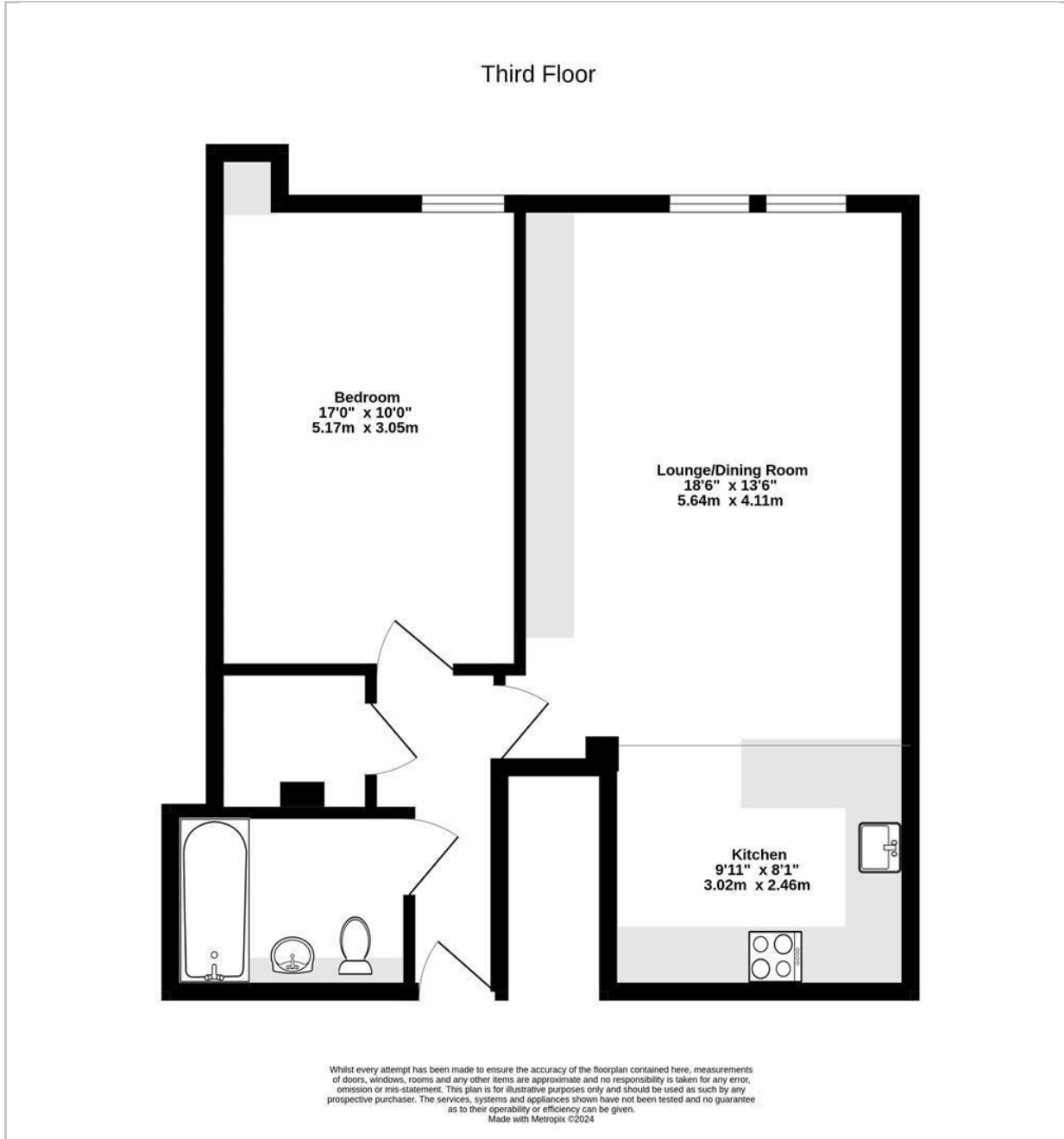
Panelled bath with mains shower over, low level wc., wash hand basin with storage, towel radiator, fully tiled walls and floor, extractor fan

### **Outside**

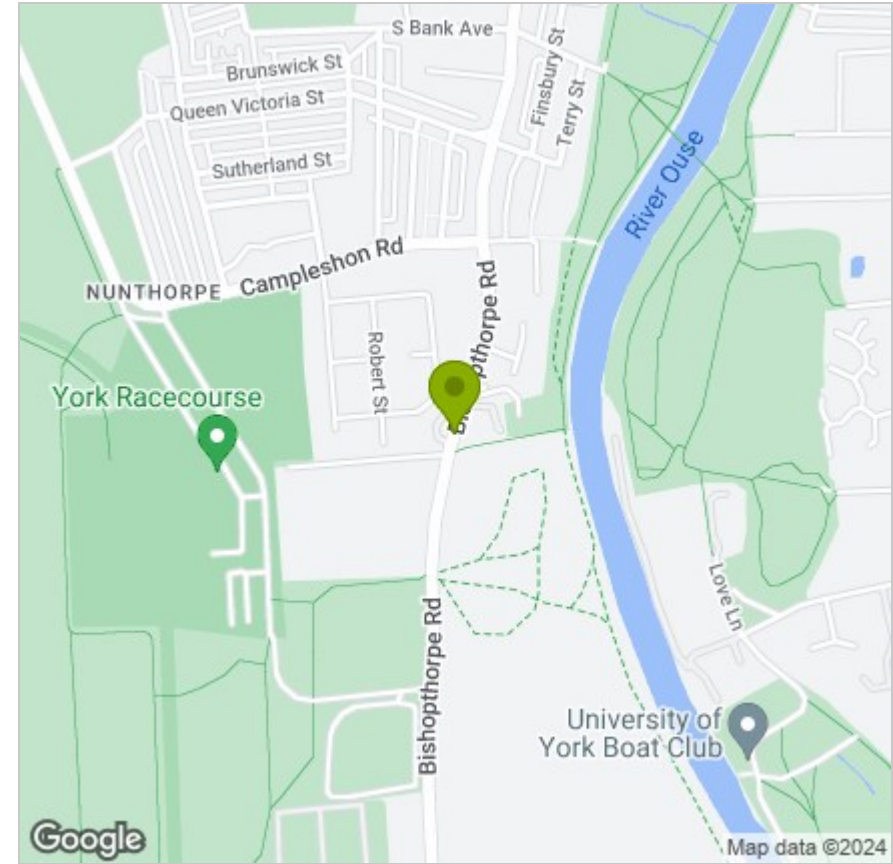
Designated car parking space, additional visitor spaces, bin store, bicycle storage and parkland nearby. Lease/service charges to be advised



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>77</b>	<b>77</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	

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