







17 Hallmark House Joseph Terry Grove

York, YO23 1PX

£325,000

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SUPERB TWO BEDROOM, TWO BATHROOM APARTMENT WITH GARAGE IN IMMACULATE CONDITION WITH NO ONWARD CHAIN. Located within this sought after and award winning Chocolate Works development, moments away from York's Knavesmire Racecourse and a short walk to the historic city centre, railway station and Rowntree Park. This fabulous second floor apartment with beautiful balcony is accessed via a secure communal entrance lobby with lift to all floors. Internally, it comprises entrance hallway with utility cupboard, good sized living kitchen, quartz worktops and delightful views of Terry's Clocktower. Master bedroom with en-suite shower, second double bedroom and three piece house bathroom. To the external of the property is a good sized garage as well as well presented communal areas and bike store. It also has the added benefit of underfloor heating throughout and fresh decor and fitted kitchen appliances. An accompanied viewing is highly recommended.



Communal Hallway

Secure entry system, staircase and lift to all floors

Entrance Hall

Luxury vinyl tiling, utility cupboard with power and plumbing for washing machine, storage cupboard, power points, recessed spotlights

Lounge Area

Sliding doors onto full width balcony, window to side

Kitchen Area

Fitted wall and base units with quartz countertop, integrated fridge/freezer, over and gas hob, 1.5 sink with mixer tap, extractor fan, window to side, luxury vinyl tiling, power points





Master Bedroom

Double glazed window to front, carpeted flooring, underfloor heating, power points

En-Suite

Low level WC, wash hand basin, walk in shower enclosure, tiled walls, tiled flooring, recessed spotlights, extractor fan

Bedroom 2

Window to front, carpeted flooring, underfloor heating, power points,

Bathroom

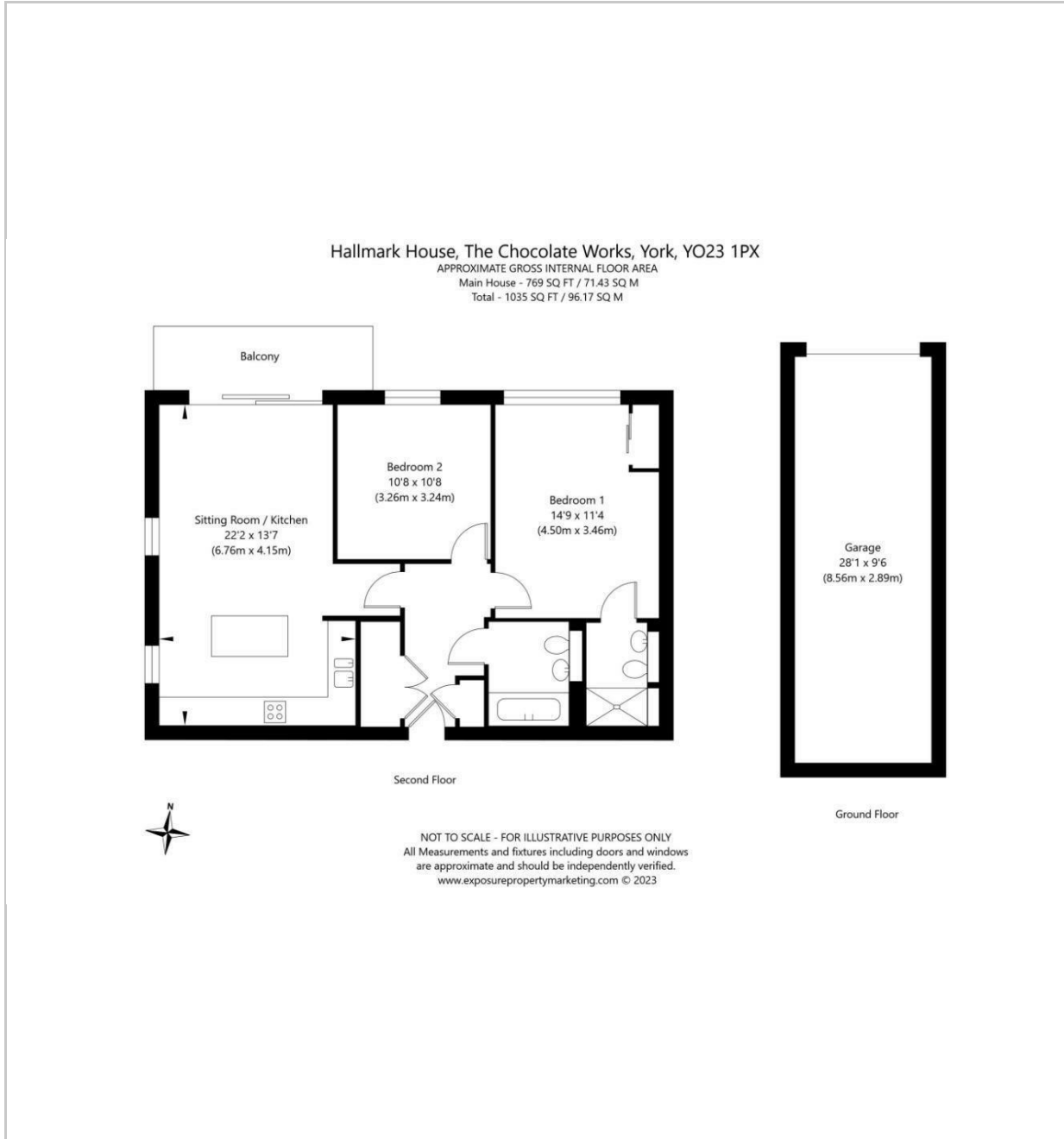
Panelled bath, low level WC, tiled walls, tiled flooring, wash hand basin, underfloor heating, towel radiator, spotlights, extractor fan

Outside

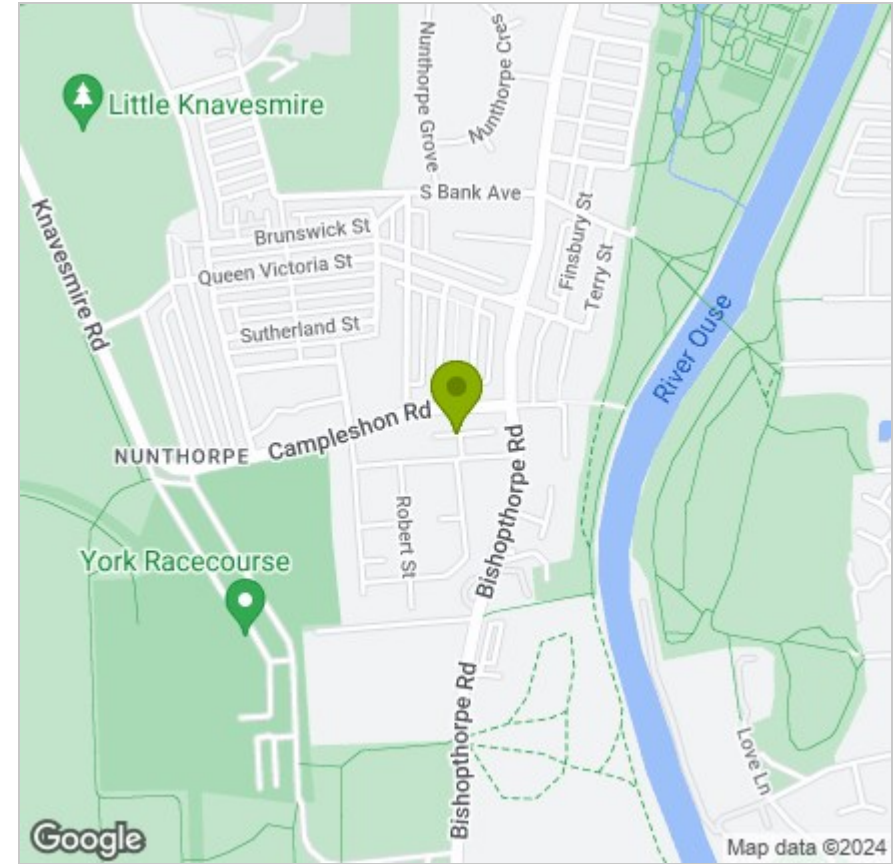
Garage. Lease service charge to be advised



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.