



67 Medallion House Joseph Terry Grove

York, YO23 1FL

£255,000

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A SUPERB THIRD FLOOR 1 BEDROOM APARTMENT WITH BALCONY AND FABULOUS VIEWS OVER THE CITY TOWARDS THE MINSTER AND MILLENNIUM BRIDGE. The Chocolate Works is a luxury development located close to York Racecourse and popular local amenities. The property is entered via a secure communal hallway and has a lift to the upper floors. The apartment is maintained to a high standard throughout and provides bright and spacious living accommodation with quality internal fittings and comprises entrance hallway, open plan living/dining room with doors to balcony, opening to kitchen with full range of fitted units and integrated appliances, double bedroom with built in wardrobes and a bathroom with quality suite. To the outside is an allocated parking space. An internal viewing is highly recommended.

Location

The Chocolate Works is a luxury development adjacent to York Racecourse with pedestrian access to the Knavesmire. Local shops close by include a Co-op store with a bakery, butchers, public house, barber and coffee shops. Close by is the Bishy Road shopping parade a well-known parade of independent shops, café-delis and restaurants with the city centre and Railway station only a ten minute walk away.

Entrance Hall

Entrance door, built in cloaks cupboard. doors leading to

Kitchen/Dining/Sitting Room

Kitchen with high quality gloss fronted units incorporating integrated appliances including AEG oven, hob, and microwave. Sitting/dining area with patio doors to the balcony

Balcony

Stunning views across the city towards the Minster and Millennium Bridge





Master Bedroom

Spacious double bedroom with built in wardrobes

Bathroom

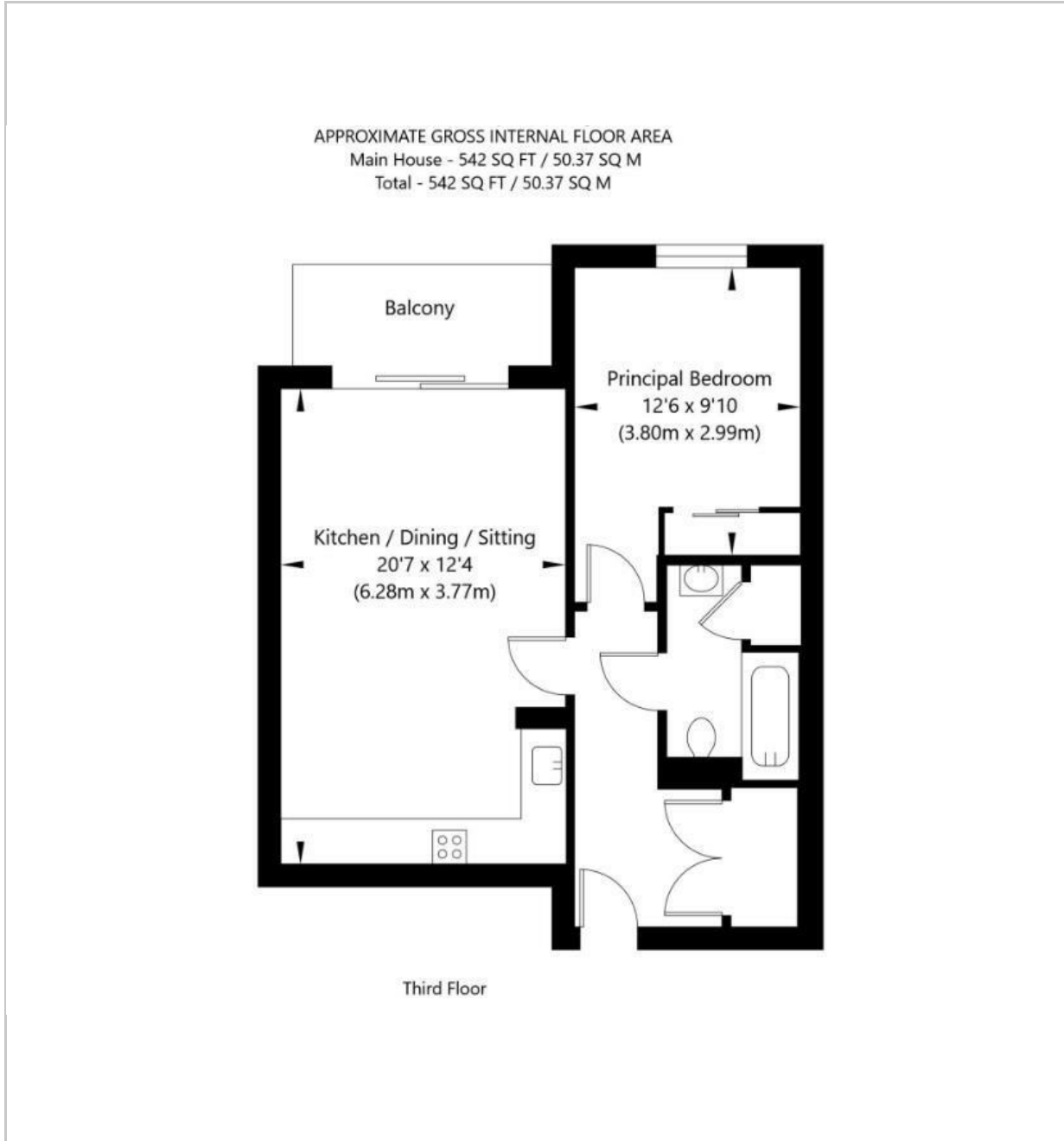
Quality white suite comprising bath with shower above, wash hand basin and WC

Outside

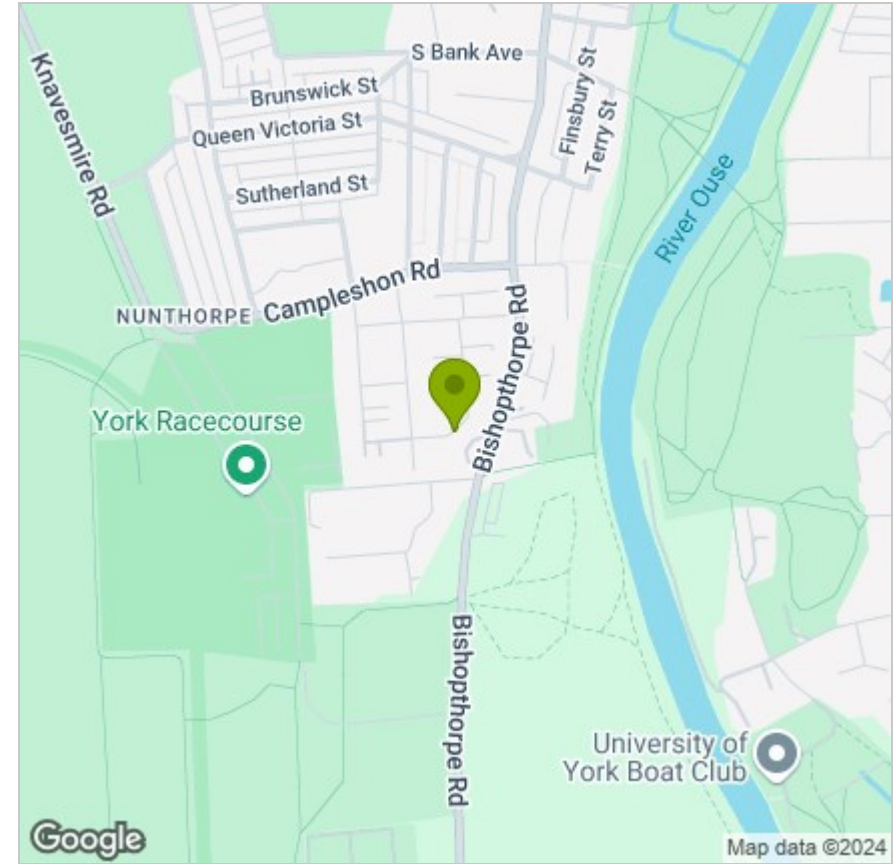
Allocated parking space and communal bike store



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

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