



7 Harlequin House Joseph Terry Grove
York, YO23 1FN
Guide Price £340,000

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NO ONWARD CHAIN - AN IMPRESSIVE TWO BEDROOM TWO BATHROOM GROUND FLOOR APARTMENT WITH PARKING AND BALCONY IN THIS PREMIUM DEVELOPMENT. Located within this sought after and award winning Chocolate Works development just moments away from York's Knavesmire Racecourse and a short walk to the historic city centre, Bishopthorpe Road, York railway station and the river Ouse. This well cared for apartment is accessed via a secure communal entrance lobby and comprises entrance hallway with utility cupboards, good size living/dining area, fully fitted kitchen with breakfast bar and quartz worktops, master bedroom with shower en-suite, second double bedroom with fitted wardrobes and a house bathroom. To the outside are well presented communal areas and a designated parking space. It also has the added benefit of underfloor heating throughout and fitted kitchen appliances. An internal viewing is strongly recommended.



Entrance Hall

Utility cupboards housing washer/dryer, shelving, power points. Karndean flooring.

Living Kitchen

Double glazed window, sliding doors onto balcony, recess spotlights, fitted wall and base units with quartz worktop, sink and draining board with mixer tap, breakfast bar, integrated appliances including oven and induction hob, microwave, dishwasher, fridge/freezer, cupboard housing boiler, power points. Karndean flooring.



Master Bedroom

Double glazed window, fitted wardrobes, power points, television points. Carpet.



En-Suite Shower Room

Recessed spotlights, walk in mains shower, towel rail/radiator, wash hand basin with fitted units under, wall mounted W.C, electric shaving points, extractor fan, fully tiled walls.





Bedroom 2

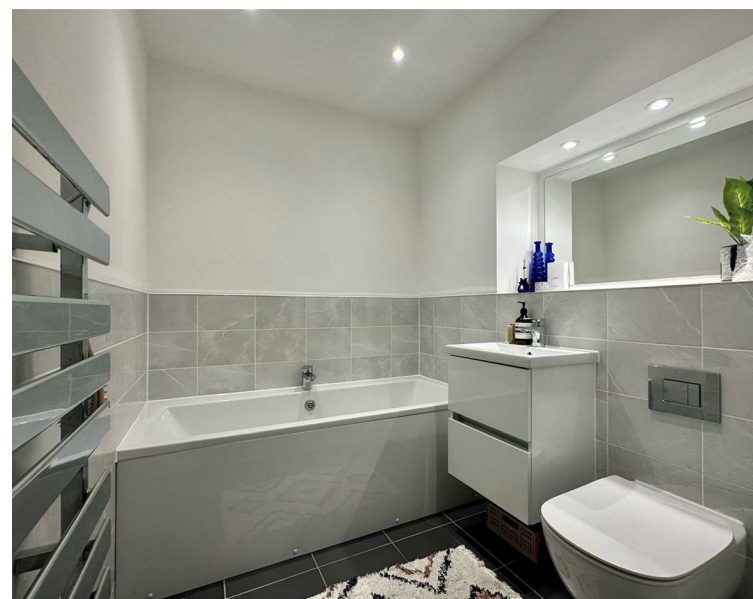
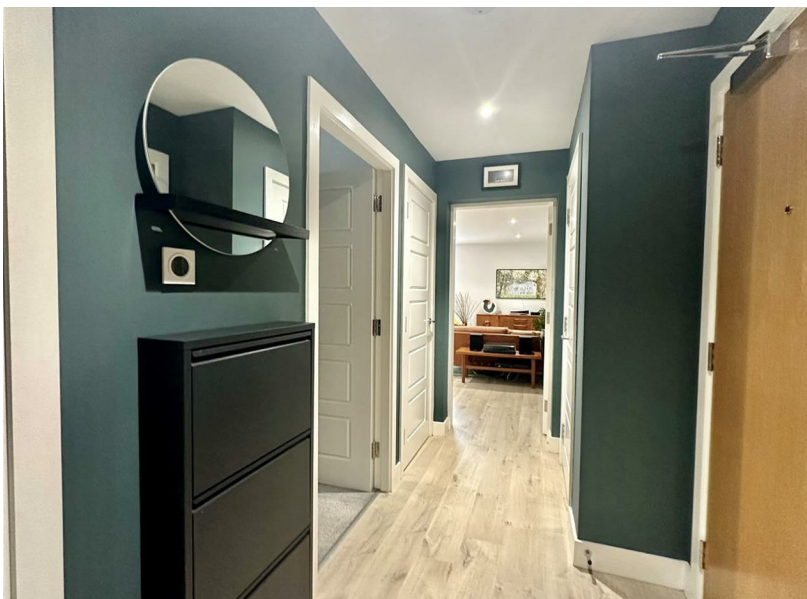
Double glazed window, power points. Carpet.

Bathroom

Recessed spotlights, bath, wash hand basin with fitted units under, wall mounted W.C, towel rail/radiator, extractor fan, part tiled.

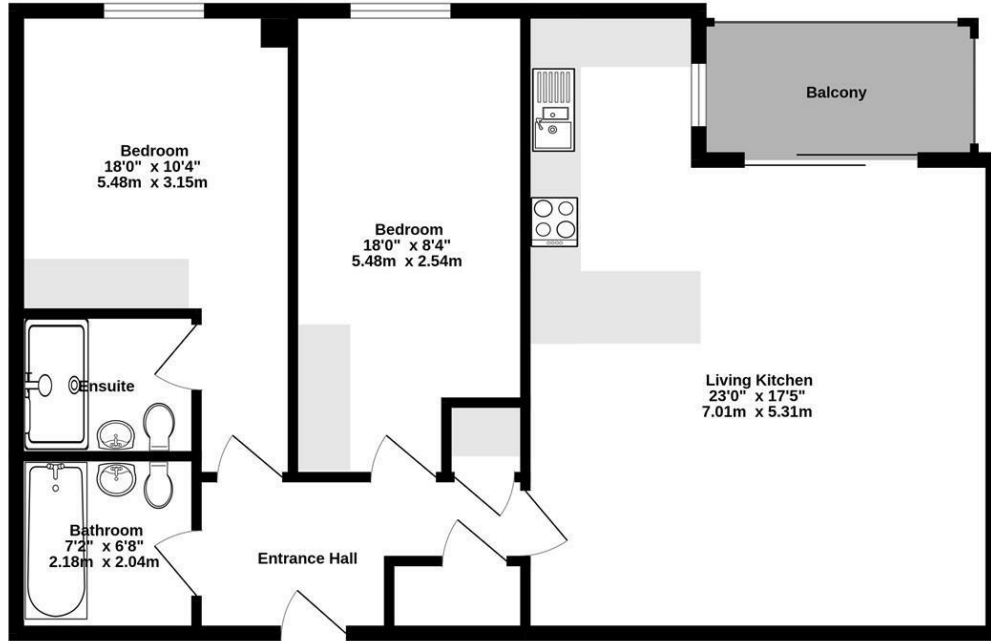
Outside

Communal areas with designated parking space, visitor spaces and shared bicycle storage.



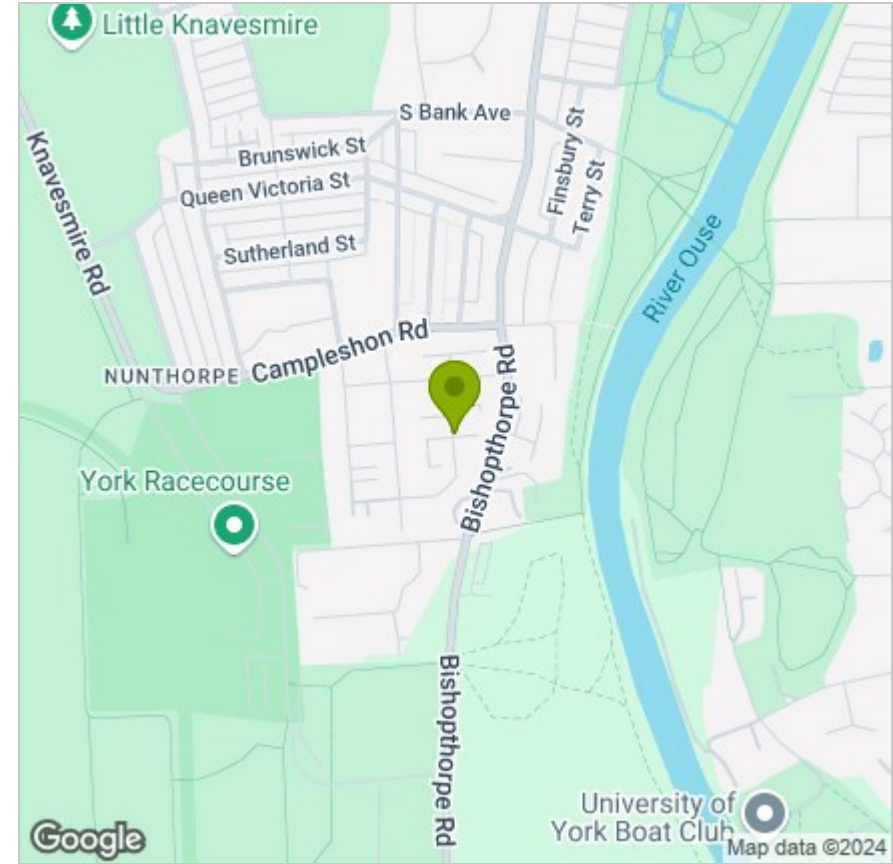
FLOOR PLAN

Ground Floor
807 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (74.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

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	

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