



11 Hallmark House, Joseph Terry Grove,
York, North Yorkshire YO23 1PX

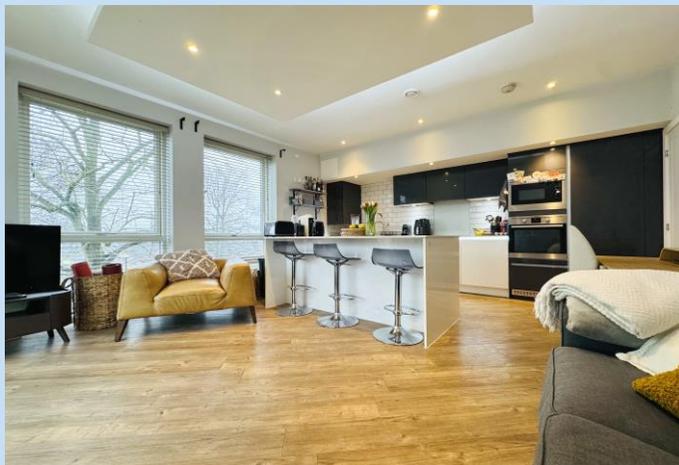
Guide Price £312,500


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Bishops Personal Agents offer for sale a stylish two bedroom, top floor modern apartment with a garage, situated within the prestigious Chocolate Works development, just off Bishopthorpe Road. The development was completed in 2015 and offers excellent living accommodation to a high standard. There are riverside walks, close by to the City centre, providing an idyllic setting, yet so convenient for the ever popular "Bishy" Road shops, cafe bars and the York station. This superb apartment, with underfloor heating, is reached via a secure communal hallway with a staircase or a lift leading to the top floor. Once inside the entrance hallway, we find a very useful utility cupboard. Doors lead us into the fabulous open plan living area with dual aspect windows, letting in lots of natural light. The contemporary kitchen, has a central island/breakfast bar and a full range of built-in appliances. From the living area, sliding doors lead to a balcony, perfect for outside entertaining or enjoying summer evenings. The property continues from the hallway, to a principal bedroom with built-in wardrobes and an en-suite shower room. There is a second double bedroom and also a bathroom completing this apartment. This property, also boasts a single garage, providing ample secure parking, which is rare to find in an apartment. In conclusion this fabulous two bedroom apartment offers a high standard of contemporary living, in the heart of Yorks most popular locations. Perfectly located for York race course, riverside walks, the award winning and very popular "Bishy Road" shops, cafe bars and easy access to the York city centre. Sold with no onward chain. An early viewing is a must!

Leave York City centre over Skeldergate Bridge and continue past the shops on Bishopthorpe Road, continue through the traffic lights and continue to the cross roads and take the turning right onto Campleshon Drive, where the entrance to the Chocolate Works is situated on the left hand side.

Hallmark House is located in a much sought-after location, within the South Bank area of York. This location also benefits from an excellent range of local amenities, including the very popular shopping parade on Bishopthorpe Road "Bishy Road", Rowntree's Park, the Knavesmire and provides easy access to the A64 and northern ring road. The popular Knavesmire Primary School is just a short walk with further well renowned schools in the area. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Communal Entrance

Communal entrance, with stairs and lift to all floors. Door leading to...

Entrance Hall

Video intercom entry system, storage and utility cupboard with double doors and space for a washing machine. Doors leading to...

Living Room

17' 6" x 14' 9" (5.33m x 4.49m)

Bright and spacious dual aspect living room, with double glazed windows to the side aspect and a double glazed sliding door to the balcony, tv point*, telephone point*, ceiling down lighting and underfloor heating*. The balcony has a decked floor with inset uplighting and glass balustrade with handrails, perfect for outside entertaining. Opening to...

Kitchen

Fitted with an attractive modern range of white base and wall mounted units with matching preparation surfaces over, steel drainer sink with mixer taps, integral appliances include- Electric oven*, microwave/grill*, induction hob* with extractor fan* over, refrigerator* and freezer*, dishwasher* and wine cooler*. Under unit lighting, central island with breakfast bar and high stools.

Bedroom 1

14' 11" x 10' 11" (4.54m x 3.32m) At longest points. Double glazed windows to side aspect, built in modern fitted wardrobe with sliding doors, tv point* and telephone point*. Door leading to...

En-suite

7' 4" x 4' 2" (2.23m x 1.27m)

Walk-in shower cubicle, vanity unit housing wash hand basin with mixer taps, low level wc, extractor fan*, down lighting and heated rail*.

Bedroom 2

11' 11" x 10' 4" (3.63m x 3.15m) At longest points. Double glazed window to front aspect, free standing wardrobes and telephone point*.

Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

Three piece suite in white comprising panelled bath with mixer taps, vanity unit housing wash hand basin with mixer taps, low level wc, extractor fan*, down lighting and heated rail*.

Outside

The apartment has a single L-shaped garage, located in a block in an adjacent building with an up-and-over entry door. 27' 10" x 9' 8" (8.48m x 2.94m), 14' 7" (4.44m) at the widest point. The development has attractive well maintained communal gardens and walkways, also benefiting from residents visitors car parking with a parking permit.



Agents Note

Epc rating B. The council tax is band E.

Broadband supplier: Virgin Media.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Ovo.

Electricity supplier: Ovo.

We have been informed by the vendor that the property is leasehold with a 155 year lease which commenced 2015 - Current service charge £3000 per annum and ground rent of £450 per annum, which includes building insurance and maintenance of communal areas - details which should be checked at the time of purchase. No pets or holiday lets. A buyer is advised to obtain verification from their legal representative.





Energy performance certificate (EPC)

11 Hallmark House
Joseph Terry Grove
YORK
YO23 1PX

Energy rating

B

Valid until:

18 January 2026

Certificate number: **0346-3811-7799-9896-3735**

Property type

Top-floor flat

Total floor area

67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Bishops Personal Agents

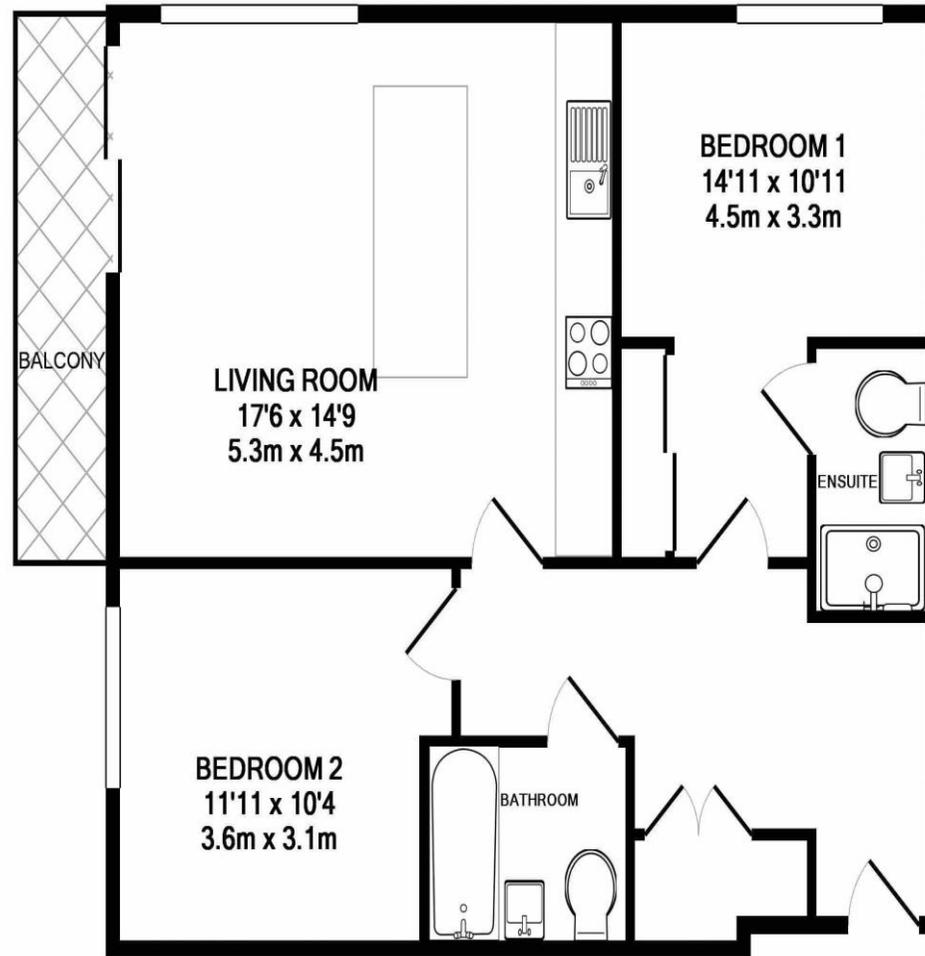
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TOTAL APPROX. FLOOR AREA 710 SQ.FT. (65.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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DISCLAIMER

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. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.