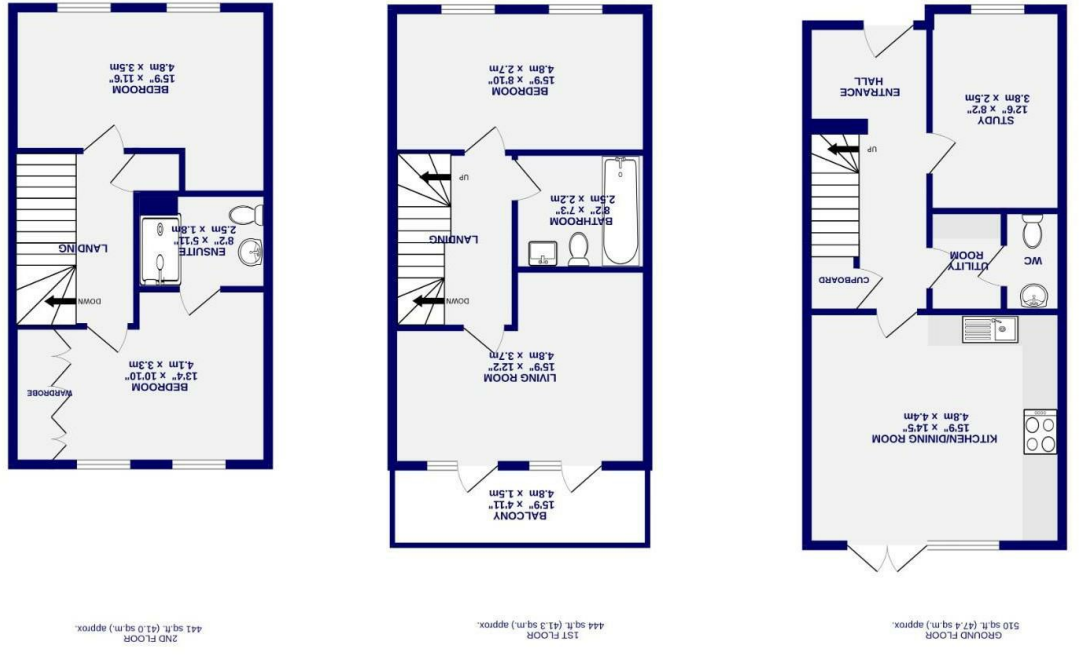


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given only and are not precise. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Joseph Terry Grove
South Bank, York
YO23 1PU

Freehold
Council Tax Band - F

- Stunning Modern Townhouse
- Three Double Bedroom
- Bathroom, Ensuite & W.C
- Allocated Parking
- Balcony
- Enclosed Courtyard Style Garden
- Exclusive Development
- EPC- B



TOTAL FLOOR AREA: 1396 sq ft (129.7 sq m), approx.
 While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and floor areas are approximate, it is advised that the purchaser should verify the accuracy of the floor area and room areas by independent means for any purpose, condition or measurement. The 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. Measurements are given in metres and feet and rounded to the nearest millimetre.



Joseph Terry Grove
South Bank, York
YO23 1PU

£600,000



Located in this award winning development, The Chocolate Works, and within close proximity to York Station, the Knavesmire & Racecourse and the much acclaimed Bishopthorpe Road, is this four bedroom modern town house. This property has been impeccably maintained and updated by the current owners and is ready to move in to, making it a wonderful family home.

Laid over three floors the internal accommodation comprises an entrance hall, leading into the impressive kitchen / dining / family area with patio doors overlooking the pretty courtyard style garden, allowing light to flood through. The kitchen boasts an array of contemporary wall and base units, integrated appliances complemented by stylish worktops. To finish the ground floor accommodation is a w.c/cloakroom and a convenient study room / fourth bedroom.

On the floor above is the impressive living room benefitting from two French doors and a balcony. There are three double bedrooms, with the master bedroom boasting an en-suite shower room, and a house bathroom to complete the internal accommodation.

To the rear is a landscaped courtyard style garden which is enclosed by fence boundaries. The property benefits from allocated parking as well as visitor parking which is available on the development.

Walking distance from the city centre, this property is expected to be popular, viewing is highly recommended is appreciate the quality of accommodation.

Service Charge 1 Apr 2023 to 31 Mar 2024 is £274.92

Council Tax Band- F

