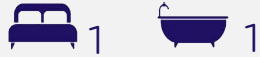




Joseph Terry Grove , York YO23 1FP

£250,000



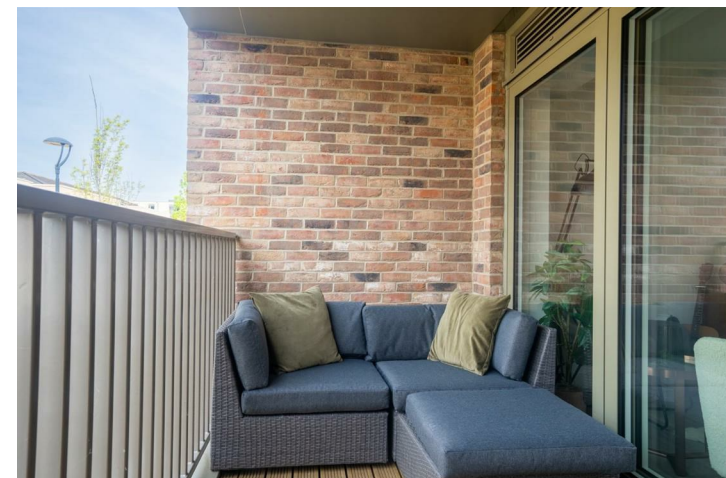
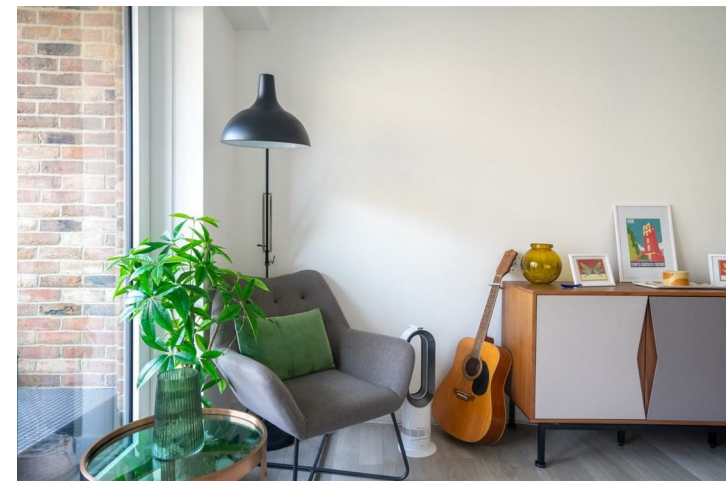
Welcome to Thistle House, a beautifully presented apartment tucked away at the end of the award-winning, 5-star luxury development, The Chocolate Works. Perfectly positioned within close proximity to York Racecourse, The Knavesmire, and the highly acclaimed Bishopthorpe Road—renowned for its vibrant mix of local amenities, bars, and eateries. With fewer apartments than other buildings in the development, Thistle House benefits from more appealing management and service charges. This stunning, turnkey one-bedroom apartment, located on the first floor, has been thoughtfully designed for modern living, featuring bright open-plan spaces and a superior specification throughout.

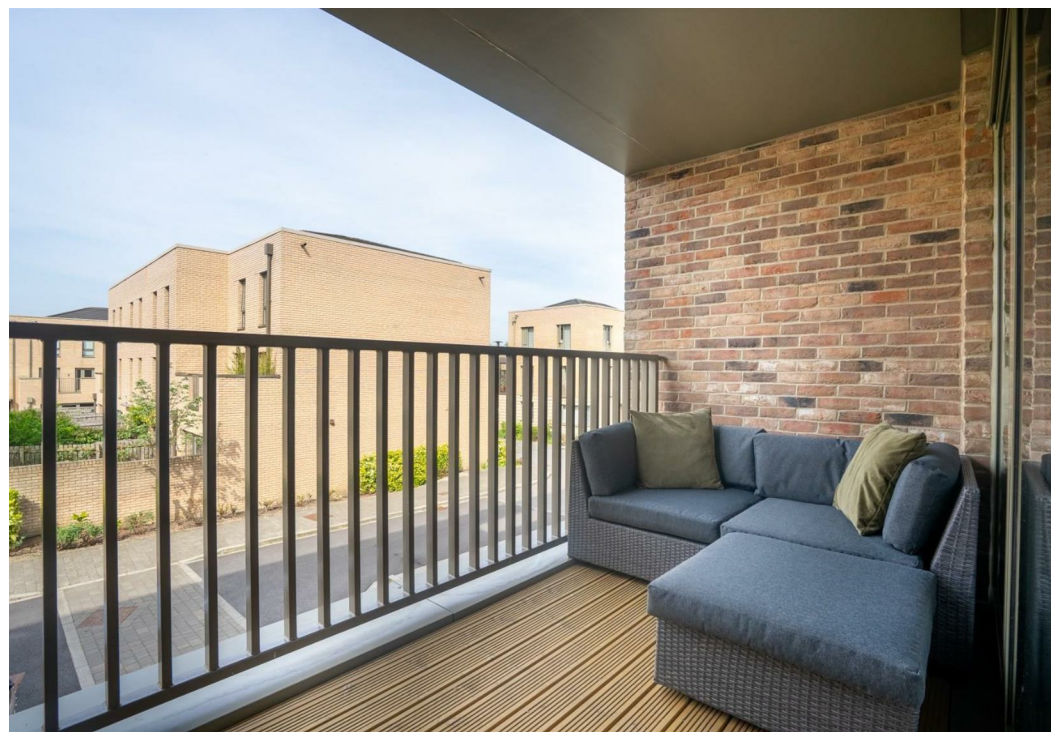
The bright entrance hall that leads to the heart of the home, a spacious open plan living and dining area, with the kitchen neatly positioned at the front of the property. Bathed in natural light from the large window and balcony doors, this stylish living space offers the perfect place to relax, entertain, or dine in comfort. The sleek kitchen includes a range of contemporary wall and base units, a full-height double pantry for added storage, integrated appliances, and an induction hob. Stylish quartz worktops and under-unit lighting add a premium finish and warm ambiance.

The generous double bedroom, accessed from the hallway, features a built-in double wardrobe for ample storage. The chic, 'hotel-style' bathroom is finished to a high standard, offering a modern white three-piece suite with a shower over the bath. Further benefits include underfloor heating throughout and a practical utility storage cupboard.

A private balcony provides a peaceful outdoor space, ideal for unwinding in the fresh air. Surrounded by mature trees and green spaces, this contemporary apartment also includes an allocated parking space and is offered with no onward chain. An early viewing is highly recommended to fully appreciate the exceptional location.

Council Tax band C





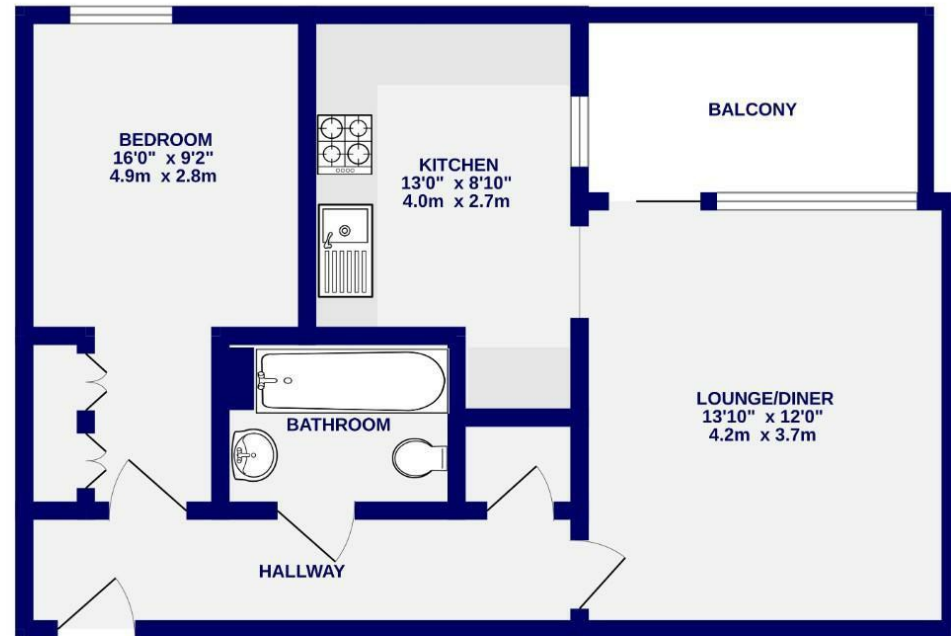
Joseph Terry Grove , York YO23 1FP

Leasehold
Council Tax Band - C

- One Bedroom Apartment
- Open Plan Living Dining
- Contemporary Kitchen
- Balcony
- Allocated Parking
- Still Under NHBC
- Near Popular Local Amenities
- Chocolate Works Awarding Winning Development
- Close To Bishopthorpe Road
- EPC B

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 areas, measurements, floor plans or distances referred to 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 statements contained in these particulars. 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.

FIRST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area 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.
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