

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

27 Thistle House Joseph Terry Grove

York, YO23 1FP

Guide Price £315,000

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A FABULOUS SECOND FLOOR 2 BEDROOM APARTMENT WITH A WEST FACING BALCONY AND PARKING. SET WITHIN THE EXCLUSIVE 'CHOCOLATE WORKS' DEVELOPMENT. CLOSE TO THE RACECOURSE AND WITHIN EASY REACH OF THE POPULAR LOCAL BISHY ROAD SHOPPING PARADE. The property is entered via a secure communal hallway. Stairs and lift provide access to the upper floors. The bright and spacious accommodation has high quality internal fittings. It comprises an entrance hallway, utility room and large open plan reception room. The reception room has sitting and dining areas with patio doors leading to a large balcony. The kitchen area features a contemporary fitted kitchen with quartz worktops, breakfast bar and integrated appliances. There is a master bedroom with en suite shower room/w.c., plus a large second bedroom. The bathroom/w.c. has a modern suite.
This executive development provides attractive communal gardens. There are also visitor car parking spaces. Perfect for professionals looking for central living with excellent local amenities. A riverside walk also provides access into the city centre. An internal viewing is highly recommended. NO FORWARD CHAIN.







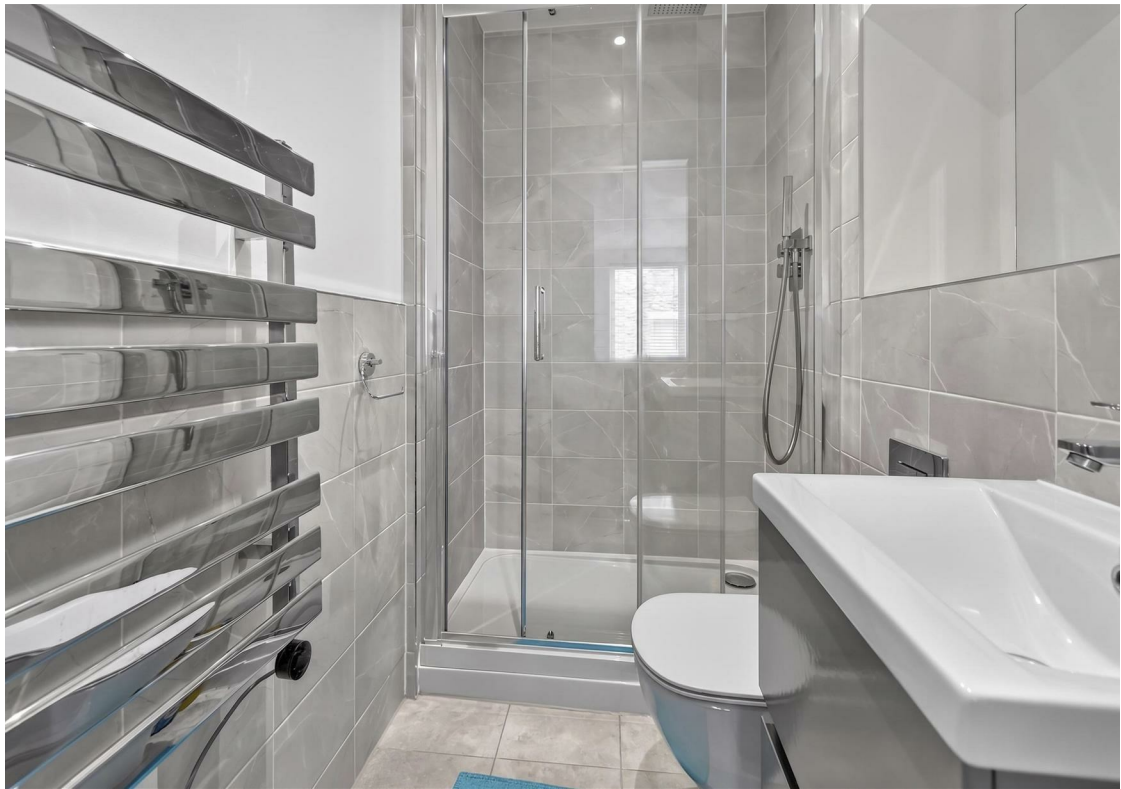
Hallway
Entrance door. Doors leading to

Utility
4'9 x 4'5 (1.45m x 1.35m)
Plumbing for washing machine



Open Plan Reception Room
23'7 x 17'2 (7.19m x 5.23m)
Living and dining areas with window to front and patio doors leading out to a spacious west facing balcony. Kitchen with high quality contemporary units comprising base and wall units quartz work surfaces and breakfast bar, integrated appliances including built in oven and hob, fridge, freezer and dishwasher, window to front







Bedroom 1
16'4 x 9'4 (4.98m x 2.84m)
Window to side, built in wardrobe. Door to

En suite
Walk in shower cubicle, wash hand basin, w.c.

Bedroom 2
14'3 x 10'7 (4.34m x 3.23m)
Window to side, recess for double wardrobe

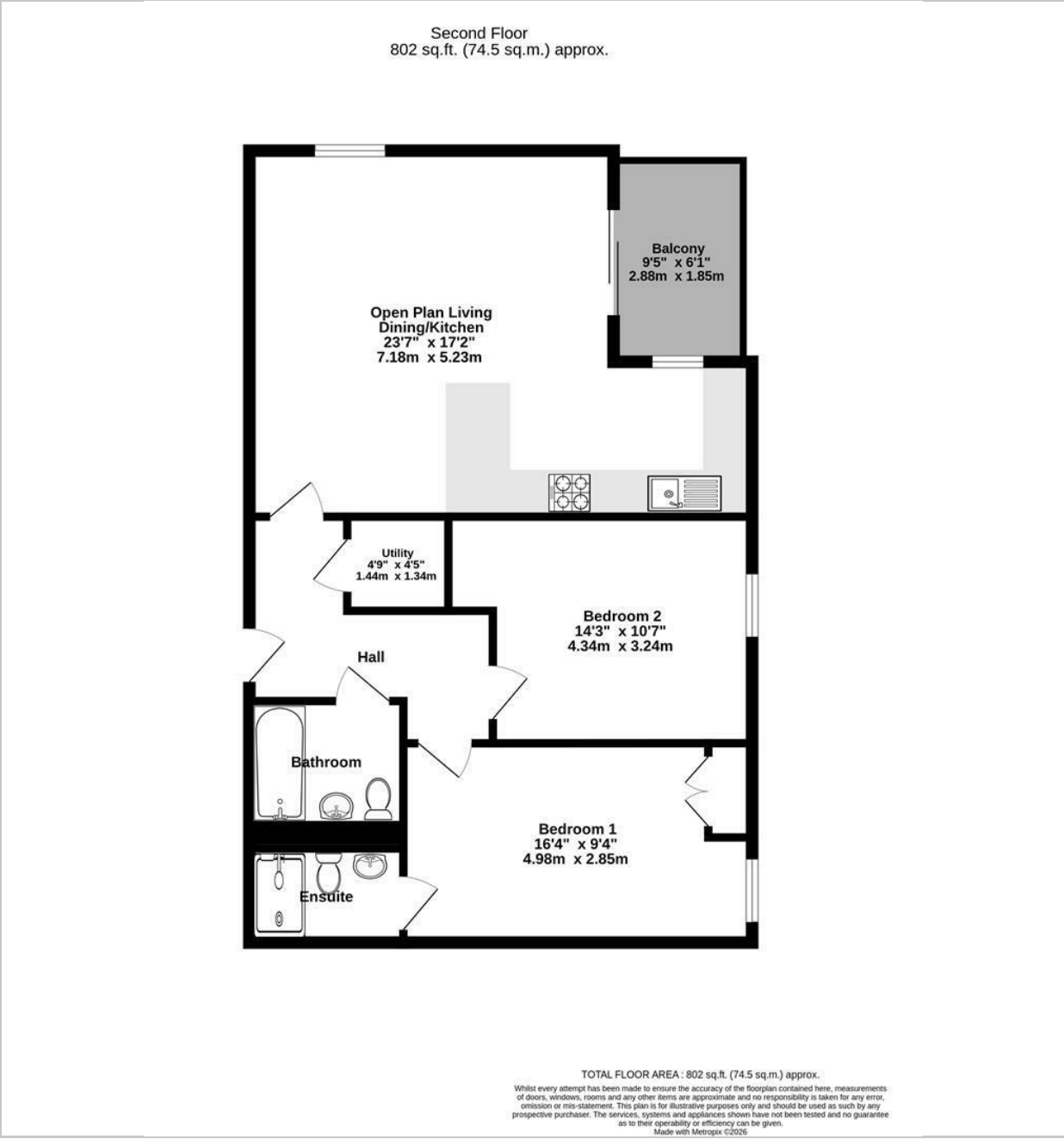
Bathroom
Suite in white comprising panelled bath with shower above, wash hand basin and w.c.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

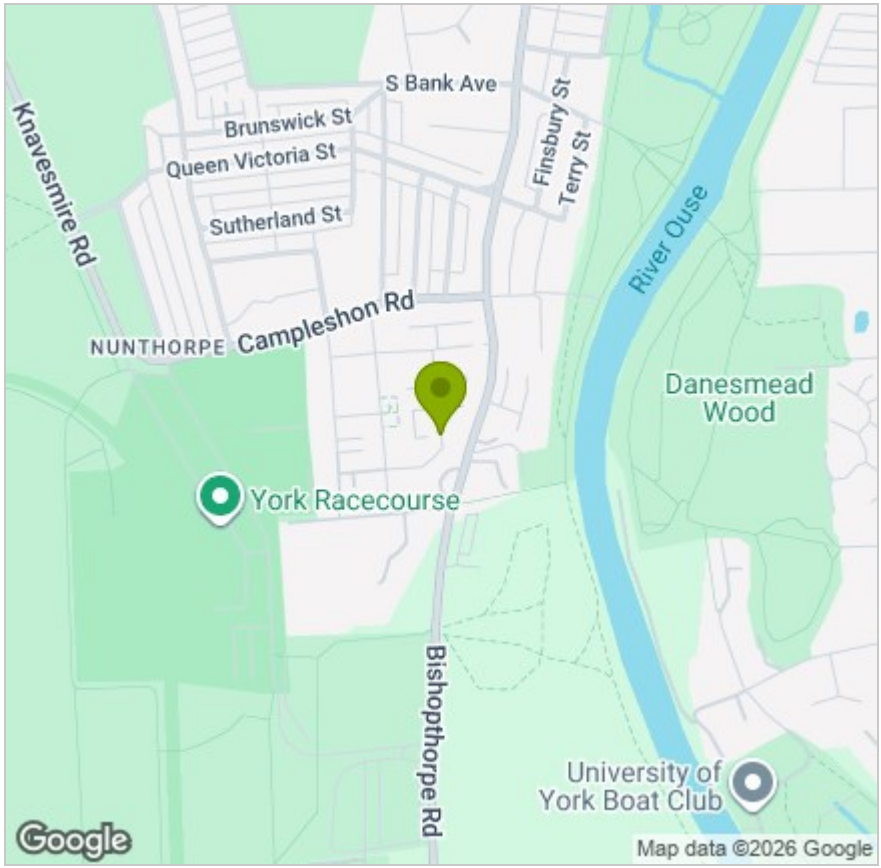




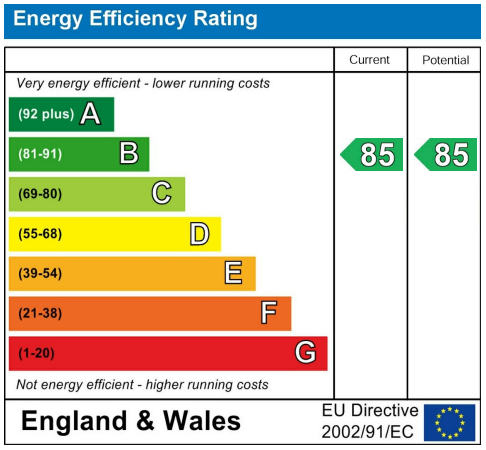
FLOOR PLAN



LOCATION



EPC



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