

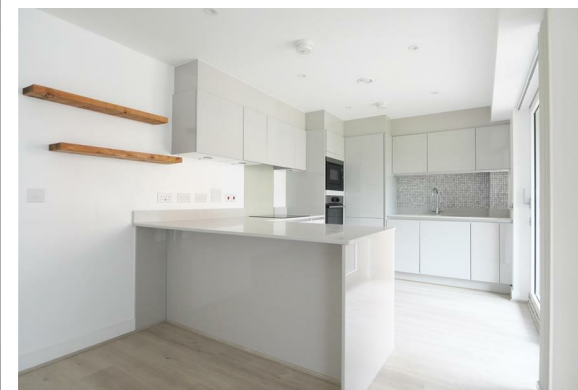


27 Medallion House Joseph Terry Grove
York, YO23 1FL

Guide Price £315,000



NO ONWARD CHAIN - A SUPERB TWO BEDROOM, TWO BATHROOM FIRST 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 cupboard, large living/dining area, fully fitted kitchen with breakfast bar and quartz worktops, master bedroom with three piece shower en-suite, second double bedroom and a three piece house bathroom. To the outside are well presented communal areas and a designated parking space as well as visitor spots. It also has the added benefit of underfloor heating throughout and fitted kitchen appliances. An internal viewing is strongly recommended! Please call Churchills Estate Agents today.



Communal Entrance Hall

Entrance Hallway

Entrance door, utility cupboard, power points. Luxury vinyl tiling with underfloor heating.

Living/Dining Area

Double glazed window to front, TV point, power points. Karndean flooring with underfloor heating. Opening to:



Kitchen

Double glazed sliding windows to balcony, recessed spotlights, fitted wall and base units with Quartz worktops and breakfast bar, sink and draining board with mixer tap, integrated appliances including oven and electric hob, built in microwave, dishwasher and fridge freezer, power points. Karndean flooring with underfloor heating.





Bedroom 1

Double glazed window to side, fitted wardrobes, TV point, power points. Carpeted floor with underfloor heating.

En-Suite

Three piece suite comprising walk-in shower cubicle, wash hand basin with fitted units, low level WC, shaver point, extractor fan, tiled walls. Tiled flooring with underfloor heating.

Bedroom 2

Double glazed window to side, power points. Carpeted floor with underfloor heating.

Bathroom

Panelled bath, wash hand basin, low level WC, extractor fan, recessed spotlights, tiled walls. Tiled flooring with underfloor heating.

Carpark Space

Designated parking space with additional parking spaces.

Outside

Good size balcony with views over communal gardens plus bin/bike stores.

Agents Note:

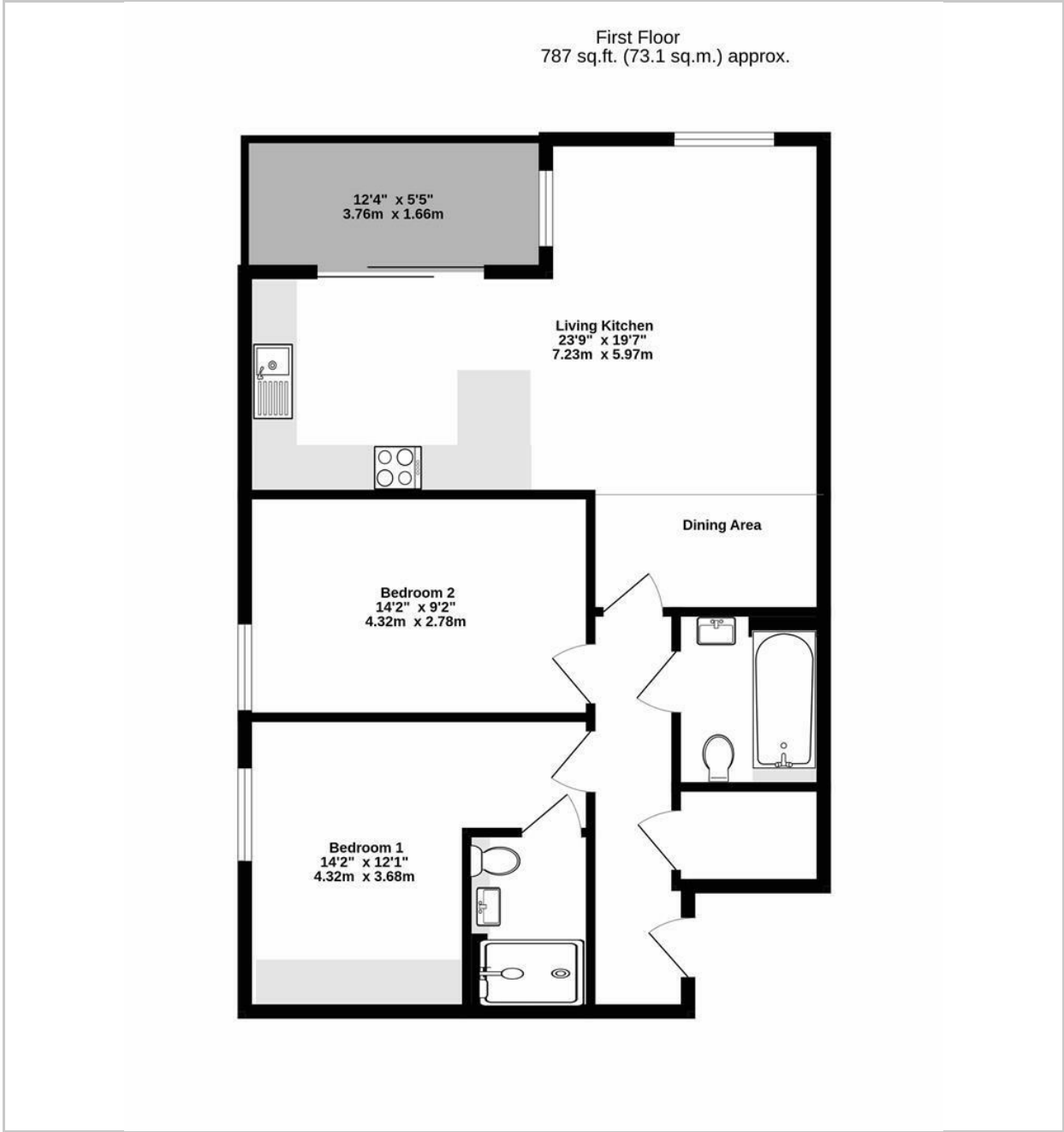
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch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

Please note:

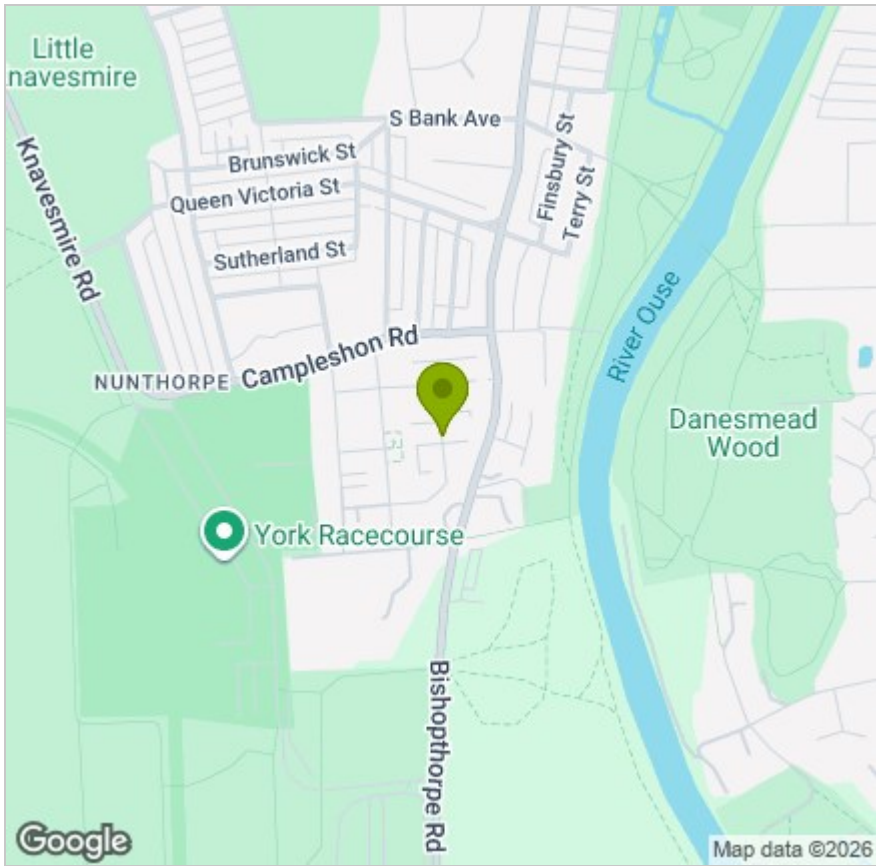
Some photos on this listing are AI-generated images. They are for illustrative and conceptual purposes only. We have added digital furniture to the empty rooms to help buyers visualise the space's potential.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.