



105 The Residence Bishopthorpe Road
York, YO23 1DQ
Guide Price £227,500

NO ONWARD CHAIN! A superb one bedroom first floor property with a designated parking space and additional visitor parking located within this iconic building now known as The Residence. An exclusive and prestigious development on the former Terry's Chocolate site adjacent to the renowned York Racecourse and south of the city centre. The beautiful and imposing communal foyer manned by a friendly concierge takes you to this quality apartment via the lift or stairs. The apartment boasts a large sitting/dining room with views towards the city and kitchen with quartz worktops and integrated appliances. From the hallway is a large double bedroom, a fully tiled 3 piece bathroom suite and a walk-in storage cupboard. To the outside there is a designated parking space as well as additional visitor spaces. Well maintained communal gardens surrounding the building complete the picture. Access to the city centre or railway station is via Bishopthorpe Road, either by foot, cycle or public transport and the immediate area is served well by local shops, schools and amenities. Nearby paths and bridleways take you to the River Ouse and open countryside. An accompanied viewing is strongly recommend.

Entrance Hallway

Wooden entrance door, storage cupboard, carpeted flooring, radiator, power points

Sitting/Dining Room

19'0" x 13'9" (5.80m x 4.21m)

Two double glazed windows to front, double radiator, carpeted flooring, TV and power points

Kitchen

8'7" x 7'10" (2.62m x 2.39m)

Fitted wall and base units with 'Quartz' worktop, stainless steel sink with mixer tap, integrated appliances including double oven, hob, fridge/freezer, slimline dishwasher, washer/dryer, tiled flooring, power points, recessed spotlights





Bedroom

18'8" x 8'10" (5.69m x 2.70m)

Double glazed window to front, free standing wardrobes, carpeted flooring, double radiator, power points

Bathroom

Bath with shower over, low level WC, wash hand basin, tiled walls, tiled flooring, towel radiator, extractor fan

Outside

Large communal foyer with concierge service, designated parking space plus visitor bays. Beautiful communal gardens adjacent to Peace park, bike store

Lease and Service Charges

To be advised

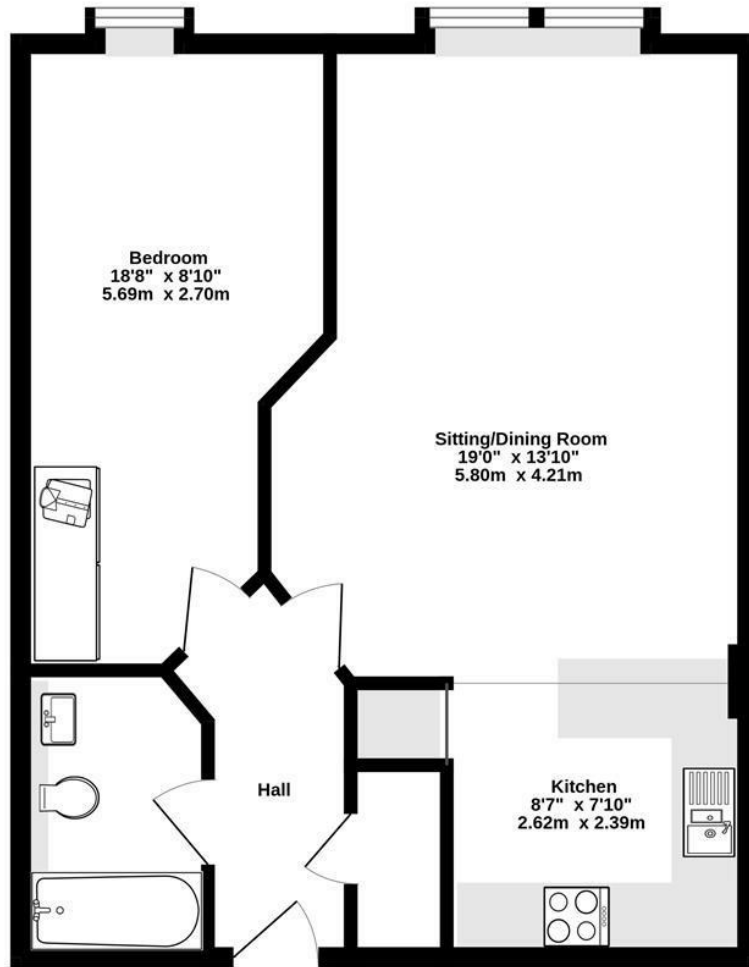
Agents Notes

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



FLOOR PLAN

First Floor
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

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