

11 CLOCK TOWER WAY

York



11 CLOCK TOWER WAY

**Appealing modern terraced town house
with garden within the Chocolate Works
development**

York city centre 1½ miles • A1(M) 14 miles • Leeds 26 miles

Entrance and staircase hall • kitchen/dining room • snug •
utility room • cloakroom/wc • sitting room with balcony.

Principal bedroom with en suite bathroom • 2 further
bedrooms • house bathroom

Garden

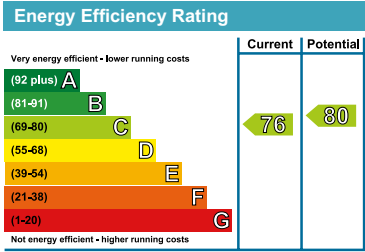
For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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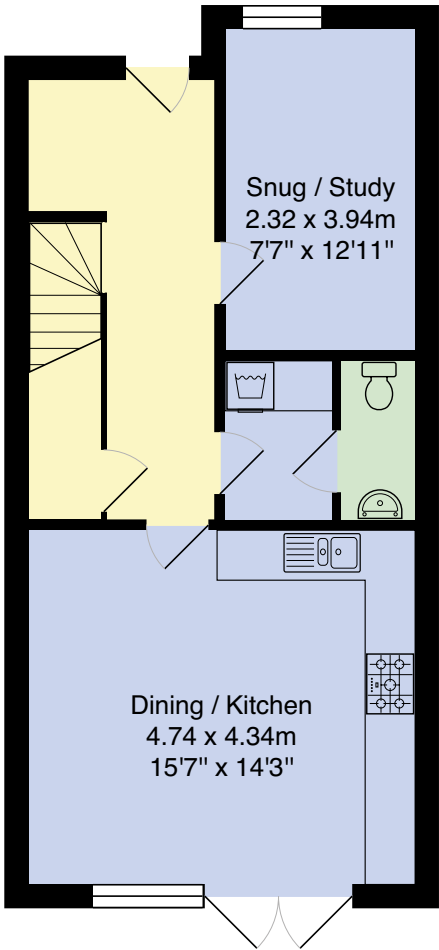


11 Clock Tower Way, York YO23 1PP

Approximate Gross Internal Floor Area
131.2 SQ M / 1412 SQ FT
(excluding balcony)

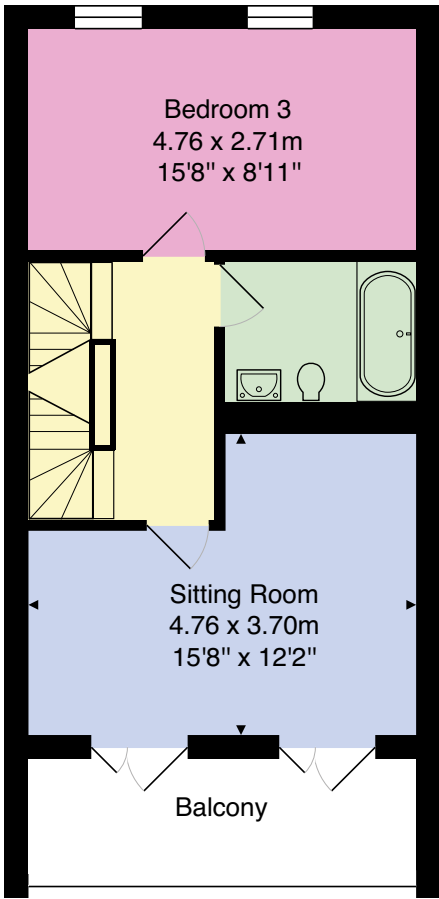
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Ground Floor
Area: 48.3 m² ... 520 ft²



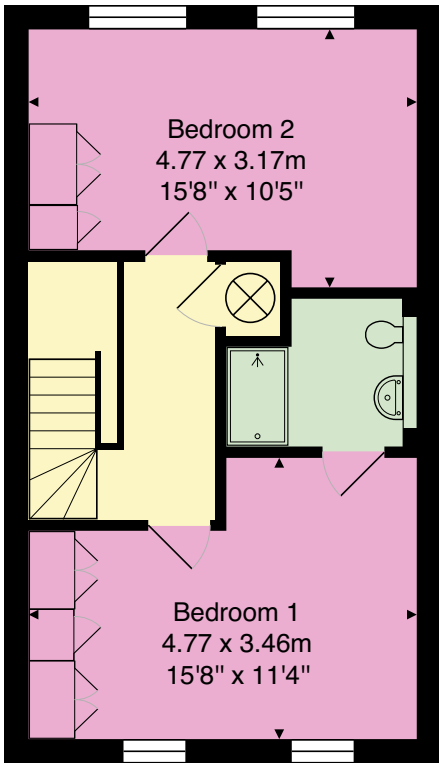
City

First Floor
Area: 41.3 m² ... 444 ft²



Country

Second Floor
Area: 41.6 m² ... 448 ft²



Coast



11 Clock Tower Way forms part of the award-winning Chocolate Works development, occupying a well-regarded position within one of York's most successful modern residential neighbourhoods. Situated on the site of the former Terry's Chocolate Factory on the south side of York, the property is a contemporary freehold townhouse overlooking a quiet, tree-lined street.

- Modern terraced town house, built circa 2016
- Versatile accommodation extending to over 1400 sq ft, arranged over 3 floors
- Large 1st floor balcony overlooking the enclosed rear garden
- Allocated parking space
- Energy-efficient construction with low running costs
- Immediate access to the Knavesmire, racecourse and riverside walks
- Walking distance of Bishopthorpe Road ('Bishy Road'), renowned for its independent shops, cafés and restaurants



Tenure: Freehold

EPC Rating: C

Council Tax Band: F

Services & Systems: All mains services. Gas central heating.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority: City of York Council www.york.gov.uk

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Constructed of brick beneath a tiled roof, the house incorporates contemporary rendered detailing to the principal elevation, reflecting the architectural language of the wider Chocolate Works development.

The kitchen/dining room extends across the rear of the house, where tall windows and wide glazed double doors open directly onto the garden terrace. Contemporary kitchen units in a neutral finish are arranged along two walls and complemented by a comprehensive range of integrated appliances, including a drinks fridge. A separate utility/laundry room adjoins the cloakroom. To the front of the house, overlooking the street, is a versatile second reception room, ideal as a snug or study.

The first-floor sitting room enjoys an elevated outlook over the garden, with glazed doors opening onto a balcony spanning the full width of the house.

Three double bedrooms and two bathrooms are arranged over the upper floors. The principal bedroom occupies the second floor, where two east-facing windows provide morning light, and is served by an en suite shower room with contemporary fittings and a large walk-in shower. The house bathroom is fitted with a bath incorporating a shower over.





Outside

The property stands behind a low brick boundary wall, with a block-paved forecourt leading to a recessed covered entrance porch.

To the rear, the enclosed garden is bounded by timber fencing and is designed for ease of maintenance, incorporating a paved terrace and an area of artificial lawn. An allocated parking space is located behind.

Environs

11 Clock Tower Way enjoys a convenient position within The Chocolate Works, with immediate access to the open expanse of the Knavesmire, York Racecourse and riverside walks. The independent shops, cafés and restaurants of Bishopthorpe Road are within easy walking distance, while York city centre and the railway station are readily accessible on foot, by bicycle or by public transport.

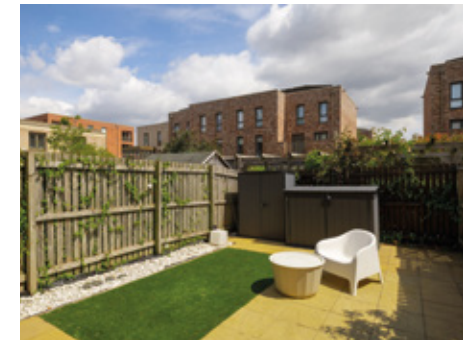
Directions

Head into the development from Campleshon Road and head straight down Clock Tower Way. No. 11 is on the left.

What3words: ///runner.input.enjoy

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** July 2026. Some images may have been enhanced using artificial intelligence (AI); any such images will be clearly identified individually. Brochure by wordperfectprint.com



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