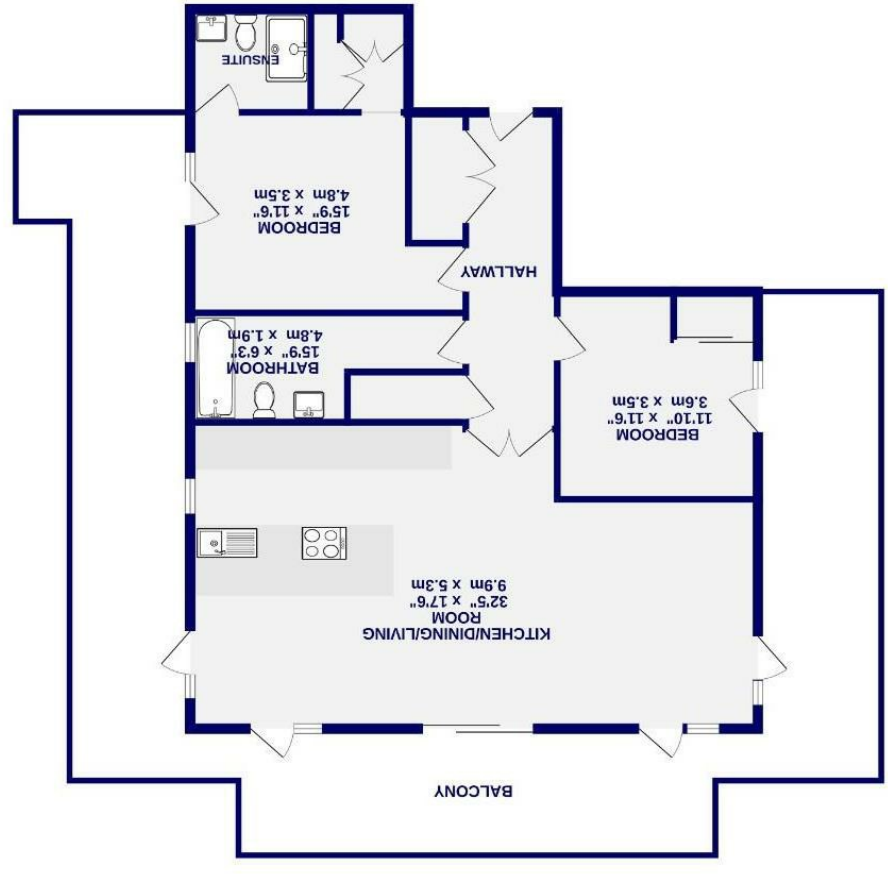


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 statements contained in these particulars 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 property on behalf of the vendor.

- Stunning Penthouse Apartment
- Two Double Bedrooms
- Two Bathrooms
- Two Allocated Parking Spaces
- Panoramic Views Of York
- Lift Access
- Immaculately Presented Throughout
- EPC B

Leasehold
Council Tax Band - F

Medallion House Joseph Terry Grove, YO23 1FL



4TH FLOOR
1099 sq.ft. (102.1 sq.m.) approx.

Which every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and areas are not intended to be used 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 property on behalf of the vendor.



Medallion House
Joseph Terry Grove, York
YO23 1FL

Offers Over £650,000



Positioned within an exclusive development just off Bishopthorpe Road, moments from York Racecourse and the Knavesmire, this stunning penthouse apartment offers immaculately presented accommodation alongside exceptional outdoor space and far-reaching panoramic views across York, including York Minster. Rare to the market, the property also benefits from two allocated parking spaces.

Accessed via a secure communal entrance with lift access, the apartment opens into a private hallway with useful built-in storage, leading through to the heart of the home. The impressive open-plan living, dining and kitchen area is flooded with natural light from multiple full-height glazed doors and windows, all of which frame the outlook and provide direct access onto the substantial wraparound terrace. The kitchen is centred around a large island with breakfast bar seating, incorporating an induction hob with pop-up extractor and a Quooker tap, while a range of sleek fitted units house integrated appliances including a fridge freezer, dishwasher, double oven, coffee machine, microwave and wine fridge.

The principal bedroom suite is a standout feature, substantial wardrobe space, contemporary en suite shower room and direct access onto the terrace. A second generous double bedroom benefits from fitted wardrobes and is served by a stylish house bathroom.

Further benefits include underfloor heating throughout and heated towel rails to both bathrooms. Externally, the development offers well-maintained communal gardens, visitor parking and a secure cycle store, in addition to the two allocated parking spaces.

Offering a high standard of finish, outstanding views and a highly sought-after location, this exceptional penthouse is likely to generate strong interest, and early viewing is highly recommended.

Leasehold
Length of lease- 988 years remaining
Ground rent - £554 per annum
Service Charge- £1,219.04 per annum

Council Tax Band- F

