

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

53 Medallion House Joseph Terry Grove

York, YO23 1FL

Guide Price £335,000

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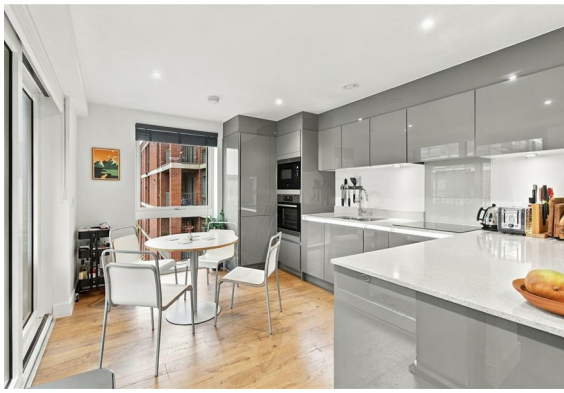
AN IMPRESSIVE TWO BEDROOM, TWO BATHROOM SECOND-FLOOR APARTMENT WITH A PRIVATE BALCONY AND ALLOCATED PARKING, SITUATED WITHIN THIS PRESTIGIOUS DEVELOPMENT. Located within the highly sought-after and award-winning Chocolate Works development, just moments from York's Knavesmire Racecourse and within easy walking distance of Bishopthorpe Road, the historic city centre, York railway station and the River Ouse. This beautifully maintained apartment is accessed via a secure communal entrance lobby and offers spacious, well-appointed accommodation comprising an entrance hallway with utility cupboards, a generous open-plan living and dining area, a contemporary fitted kitchen with integrated appliances, breakfast bar and quartz worktops, a principal bedroom with fitted wardrobes and en-suite shower room, a second double bedroom and a stylish house bathroom. Further benefits include a private balcony, underfloor heating throughout, beautifully maintained communal areas and an allocated parking space. An internal viewing is highly recommended to fully appreciate the quality of accommodation and superb location on offer.

Entrance Hall
Entrance door, utility cupboard housing washer/dryer, power points, Karndean flooring.

Sitting/Dining/Kitchen
24'3 x 19'6 (7.39m x 5.94m)
Lounge/Dining area comprising window to side, TV point, power points, Karndean flooring with under floor heating. Kitchen area with window to side and sliding doors onto balcony, fitted wall and base units with Quartz work tops, sink and draining board with mixer tap, breakfast bar, integrated appliances including oven and induction hob, integrated dishwasher, fridge/freezer, power points, Karndean flooring with underfloor heating.



















Bedroom 1
14'7 x 11'2 (4.45m x 3.40m)
Window to side, fitted wardrobes, power points, carpet with underfloor heating.

En-Suite
Walk-in mains shower, wash hand basin, low level WC, towel rail/radiator, recessed spotlights, extractor fan, part tiled walls.

Bedroom 2
14'7 x 11'1 (4.45m x 3.38m)
Window to side, power points, carpet with underfloor heating.

Bathroom
Panelled bath, wash hand basin, low level WC, radiator, recessed spotlights, part tiled walls.

Outside
Communal areas, designated parking space, additional visitor parking spaces, shared bike storage and bin store.

Agents Note:
While artificial intelligence tools may be used to assist in drafting marketing text, all property details, measurements, and material information are intended as a guide only and do not constitute a contract, warranty, or legal/surveying advice. Prospective buyers or tenants must independently verify all facts, boundaries, legal title, and material information prior to making a commitment.

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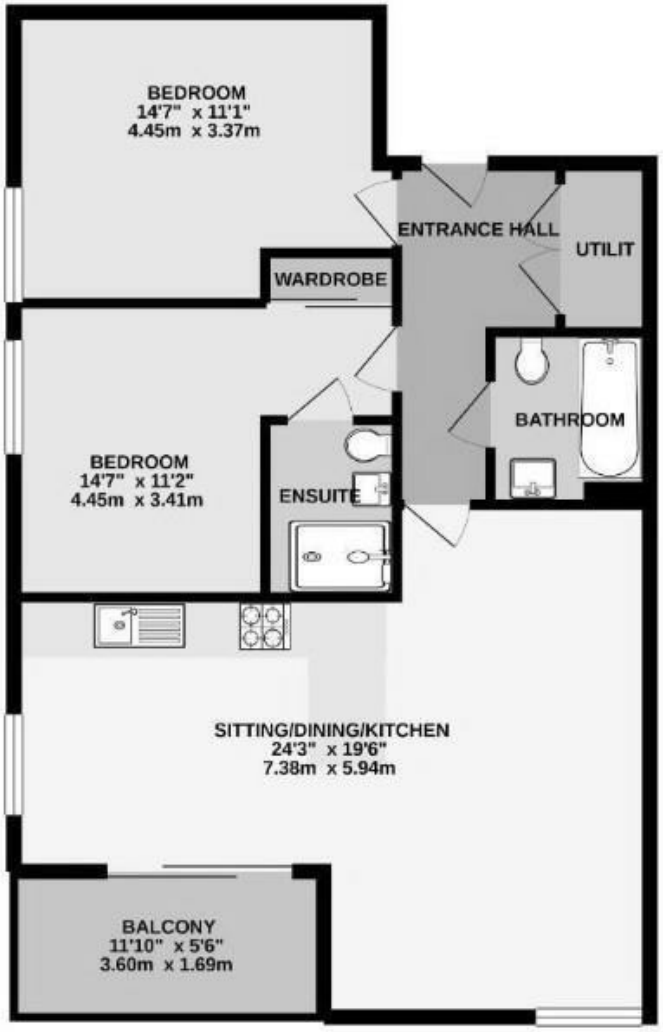
FLOOR PLAN



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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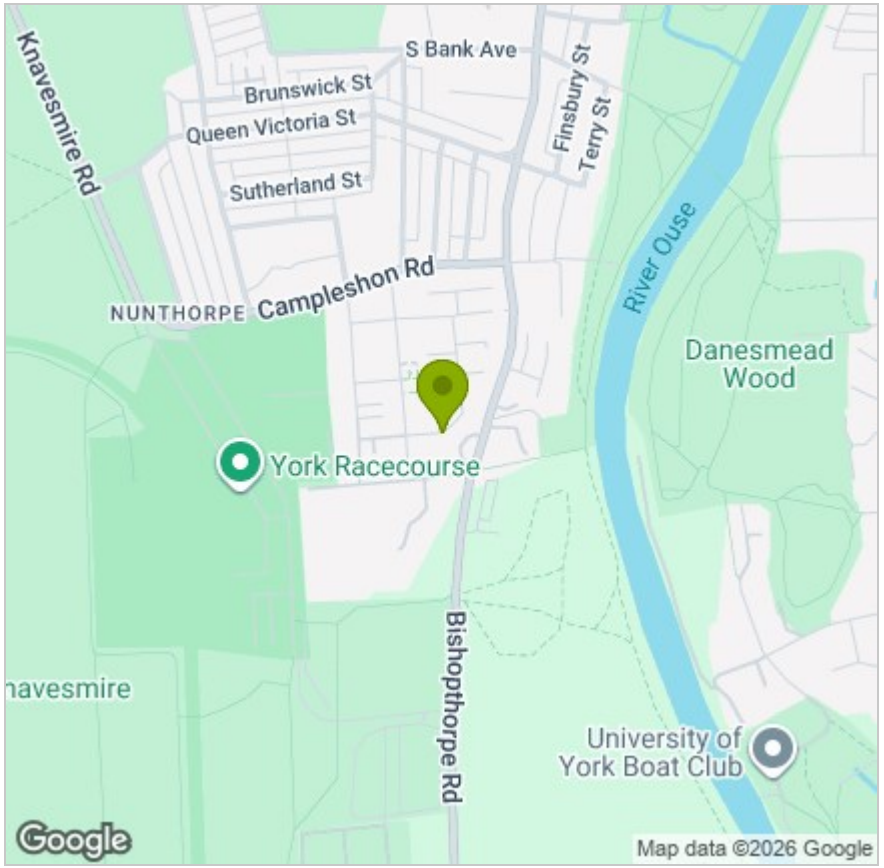
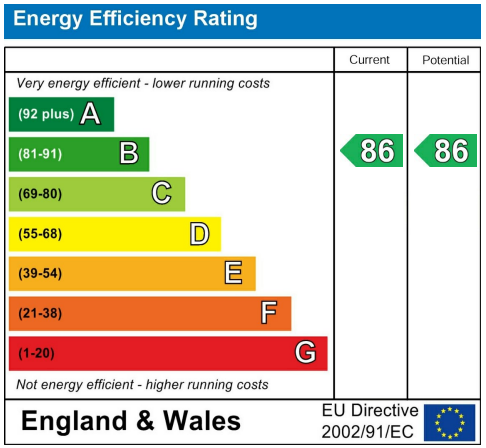
LOCATION



EPC



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