



23 Medallion House Joseph Terry Grove

York, YO23 1FL

Guide Price £312,000

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NO ONWARD CHAIN – A FABULOUS TWO BEDROOM, TWO BATHROOM APARTMENT WITH LARGE BALCONY AND PARKING IN MOVE-IN CONDITION. Located within this sought after and award winning Chocolate Works development, moments away from York's Knavesmire Racecourse and a short walk to the historic city centre, the railway station and the river Ouse. This first floor apartment with beautiful balcony is accessed via a secure communal entrance lobby with lift to all floors.

Internally, it comprises entrance hallway with utility cupboard, 24' living kitchen with quartz worktops and double doors to front. Master bedroom with shower en suite, second double and three piece house bathroom. To the outside are well presented communal areas and a designated parking space. It also has the added benefit of underfloor heating throughout and fitted kitchen appliances. An accompanied viewing is highly recommended



Entrance Hallway

Entrance door, Luxury Vinyl Tiled (LVT) flooring, underfloor heating, power points

Lounge area

14'10" x 10'4" (4.52m x 3.15m)
Sliding doors on to balcony, recess spotlights, underfloor heating, power points and television points

Kitchen Area

13'7" x 11'6" (4.14m x 3.51m)
Fitted wall and base units with quartz countertops, stainless steel sink and draining board, oven and hob, slimline dishwasher, fridge and freezer, recessed spotlights, sliding door to balcony, window to side, LVT, underfloor heating, power points

Utility Cupboard

LVT, hot water cylinder, power points



Bedroom 1

13'9" x 12'2" (4.19m x 3.71m)
Double glazed window to side, fitted wardrobes, carpet, television point, power points, underfloor heating

En-suite

Walk-in shower cubicle, low level w.c., wash hand basin, part-tiled walls, tiled floors, towel radiator, recessed spotlights, extractor fan

Bedroom 2

13'9" x 11' (4.19m x 3.35m)
Double glazed window to side, carpet, underfloor heating, power points

House Bathroom

7'6" x 6'6" (2.29m x 1.98m)
Panelled bath, part tiled wall, tiled flooring, low level w.c., wash hand basin, underfloor heating, towel radiator, recessed spotlights, extractor fan

Externally

Designated parking space, visitor areas, communal spaces

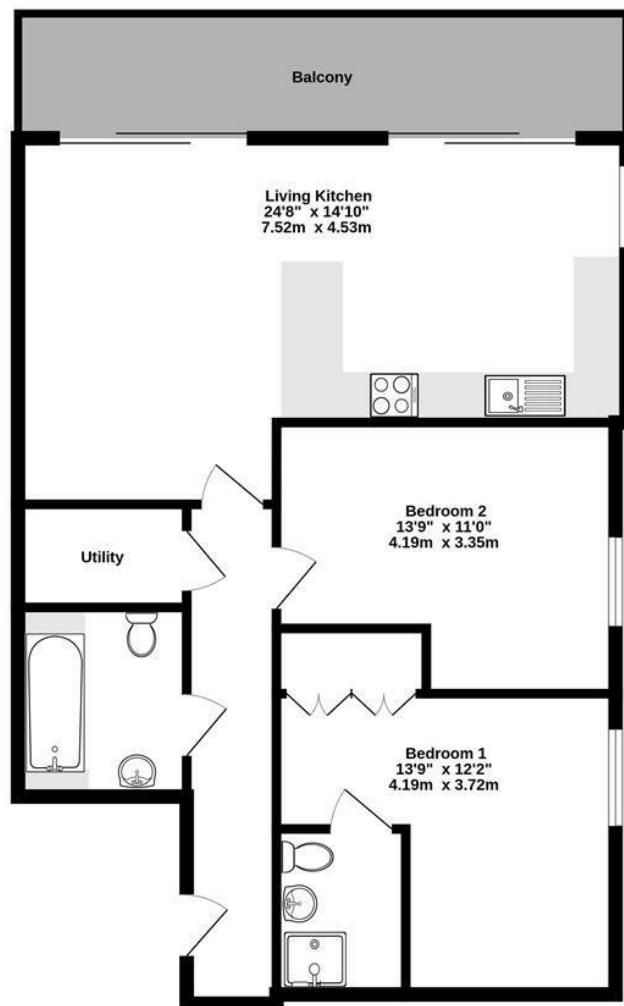
Agents' Note

Leasehold 999 years, Ground rent £250,
Service charge £1567.78



FLOOR PLAN

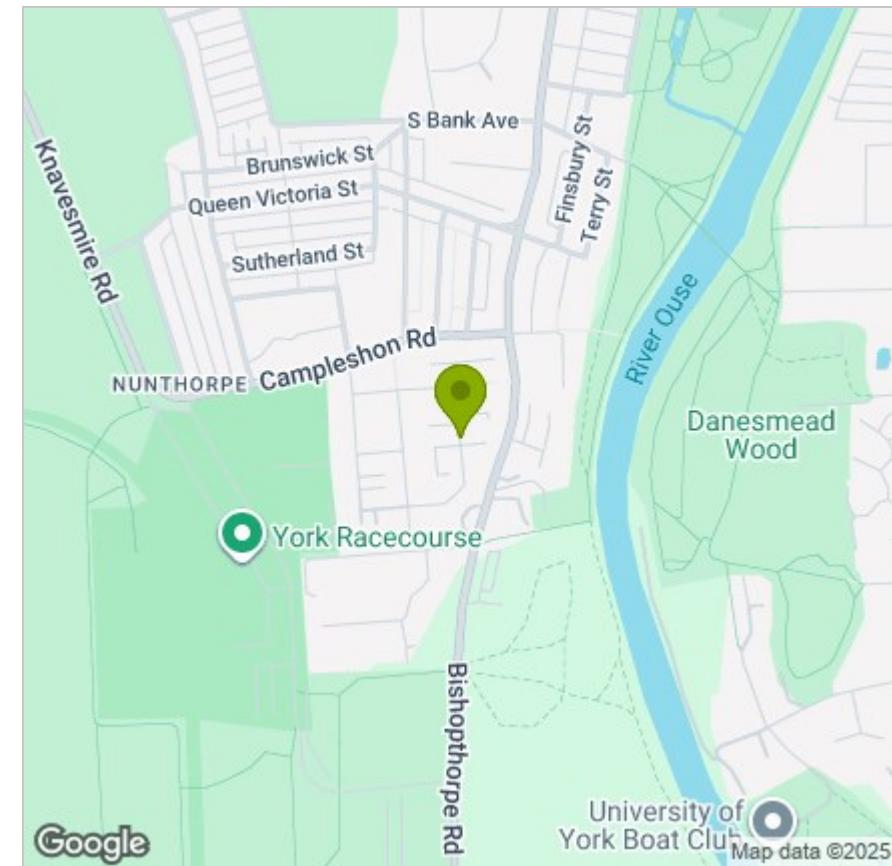
First Floor
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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 fixtures 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	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

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