



The Clock Tower Bishopthorpe Road  
York, YO23 1DE  
Guide Price £450,000



A quality two bedroom, two bathroom apartment within this iconic York building complete with two designated parking spaces and easy access to popular nearby amenities. This eye catching home is sure to appeal to a range of buyers looking for a full time address or an additional second property with benefits including uPVC double glazing, gas central heating, period features and lift to all floors. Accessed via a grand communal foyer, internally the property comprises entrance hall, large open plan living/dining room with dual aspect, fitted kitchen with integral appliances and quartz worktops, master bedroom featuring bespoke three piece ensuite shower room and fitted wardrobes, second double bedroom and a three piece bathroom. The property resides adjacent to The Residence and therefore nearby parks, riverside walks and York Racecourse. The two parking spaces are within eyesight of the property. An internal viewing is strongly recommended, please call Churchills Estate Agents today.



### Entrance Hallway

Entrance door, double panelled radiator, carpets, power points, utility/storage cupboard

### Lounge/Dining Room

20'10 x 17'5 (6.35m x 5.31m)

Double glazed windows to front and side, two double panelled radiators, carpet, television points, power points



### Kitchen

11'1 x 8'10 (3.38m x 2.69m)

Fitted wall and base units with with countertop, Quartz worktop with breakfast bar, one and a half stainless steel sink with mixer tap and draining board, built in gas hob and electric oven, integral dishwasher and fridge freezer, recessed spotlights, tiled flooring







### Master Bedroom

16'3 x 11 (4.95m x 3.35m)

Double glazed window to rear, fitted wardrobes, radiator, carpet, power points, through to

### En-suite Shower Room

9'7 x 5'7 (2.92m x 1.70m)

Large walk-in shower enclosure, part-tiled walls, wash hand basin, low level w.c., tiled flooring, extractor fan, towel radiator, recessed spotlights

### Bedroom

14'9 x 10'5 (4.50m x 3.18m)

Double glazed window to side, radiator, power points, carpet

### House Bathroom

Panelled bath with mixer tap, part-tiled walls, wash hand basin, low level w.c., tiled flooring, extractor fan, towel radiator, recessed spotlights

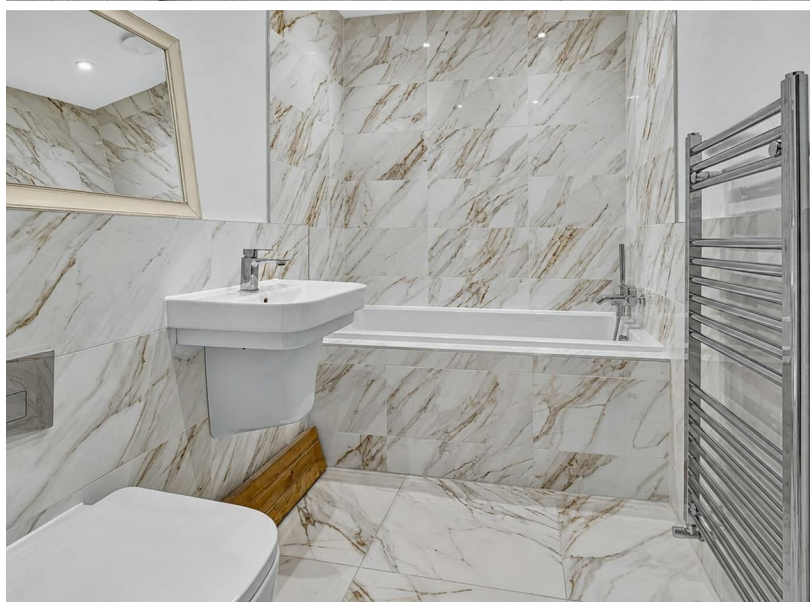
### Externally

Designated parking spaces, bin/bike store

Lease and service charges to be advised

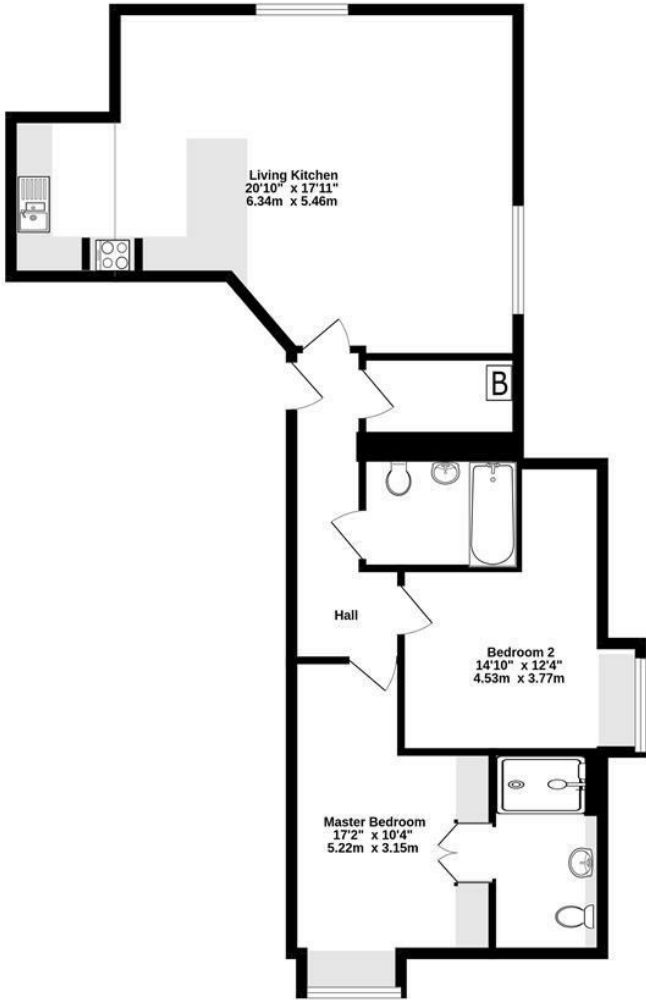
### Agents Note

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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



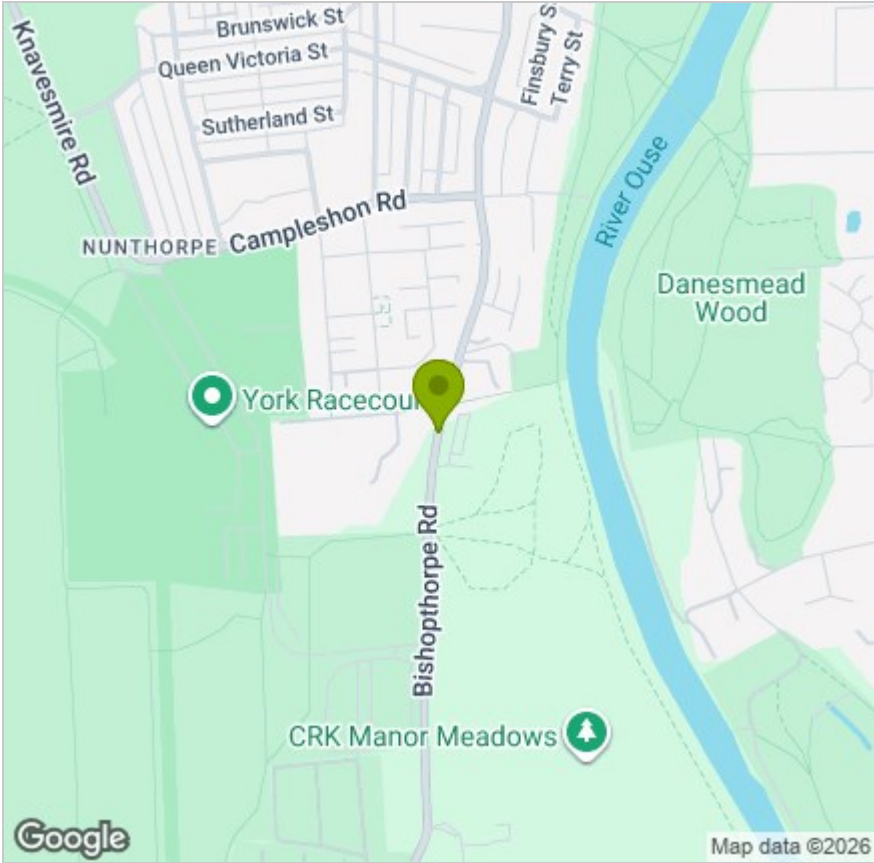
FLOOR PLAN

Second Floor  
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 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 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      | 81        |
| (81-91) B                                   |         |           |
| (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                     |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.