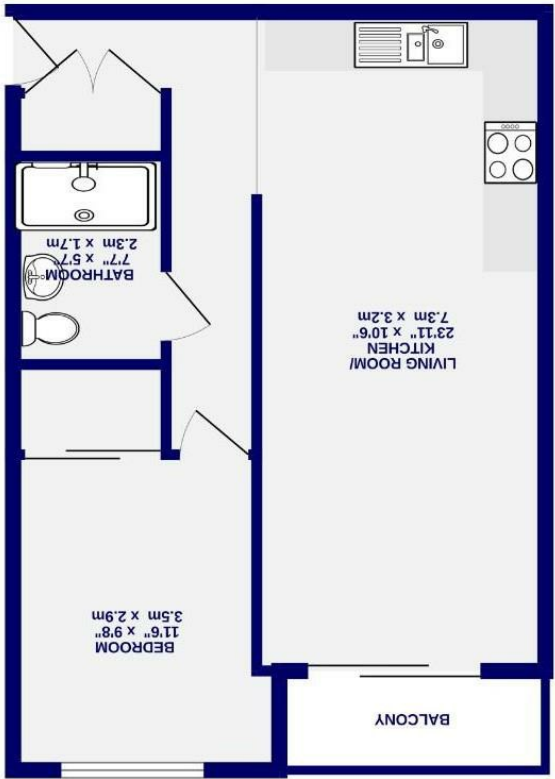




# Joseph Terry Grove , York YO23 1PZ

Leasehold  
Council Tax Band - B

- First Floor Apartment
- One Bedroom
- Modern Development
- Off Bishopthorpe Road
- Open Plan Living Dining Room
- Private Balcony
- EPC C



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.

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 areas, measurements, floor plans or distances referred to 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 statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

While every effort has been made to ensure the accuracy of the foregoing measurements of rooms and any other areas and dimensions, it is not intended to be used as a basis for any legal proceedings or other claims. The plan is for information purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



Joseph Terry Grove  
, York  
YO23 1PZ

£185,000



A beautifully finished first floor one bedroom apartment in a highly sought after location close to the Knavesmire and moments from Bishopthorpe Road. Offering an exceptional standard of presentation throughout, this home delivers modern open plan living with underfloor heating, a balcony and easy access to the city centre and A64.

The property is entered through a secure communal hallway with stairs to the first floor. A small entrance hall welcomes you into the apartment and includes a useful storage cupboard. The main living space is an impressive open plan kitchen and sitting area with doors opening to the balcony. The kitchen features contemporary units and built in appliances including an oven, induction hob, fridge, freezer, dishwasher, washer dryer and wine cooler.

Just off the living space is a generous double bedroom with a built in wardrobe and a stylish three piece shower room.

Externally there is access to a secure shared bike store and on street parking is available. Viewing is strongly advised to appreciate the quality and convenience this apartment offers.

**\*\*A selection of rooms have been dressed using AI for illustrative purposes\*\***

Leasehold  
Length of lease- 145 years remaining  
Ground rent - £300 per annum  
Service Charge- £2,136.74 per annum

Council Tax Band- B

