



2 Berry Mews
York, YO23 1PR
Guide Price £335,000



SUPERB TWO BEDROOM COACH HOUSE APARTMENT WITH GOOD-SIZED BALCONY – Situated within the sought-after and award-winning Chocolate Works development, this fabulous first-floor apartment is ideally located just moments from York's Knavesmire Racecourse and within easy walking distance of the historic city centre, railway station and Rowntree Park. The property is accessed via its own private entrance hallway and comprises a spacious open plan living kitchen featuring quartz worktops, integrated appliances and sliding doors opening onto a generous balcony. There are also two well proportioned double bedrooms and a stylish four piece house bathroom. Externally the property benefits from a designated parking space, a forecourt area and access to attractive communal areas. Further benefits include gas central heating throughout and fitted kitchen appliances. An accompanied viewing is highly recommended to fully appreciate all this fantastic apartment has to offer.

Private Entrance Hall
Stairs to first floor.

Lounge Area
18'9 x 16'10 (5.72m x 5.13m)
Sliding doors onto balcony, storage cupboard, TV point, power points, column radiator

Kitchen Area
11'10 x 12'2 (3.61m x 3.71m)
Sliding doors onto balcony, full range of modern wall and base units incorporating Quartz worktops, stainless steel sink and draining board, built-in oven and hob, power points, breakfast bar.

Balcony
22'3 x 6'2 (6.78m x 1.88m)
Good sized balcony running the width of the apartment, with a sunny, open outlook.





Bedroom 1

13'0 x 10'3 (3.96m x 3.12m)

Double glazed window, wall to wall fitted wardrobes, power points.

Bedroom 2

12'5 x 10'3 (3.78m x 3.12m)

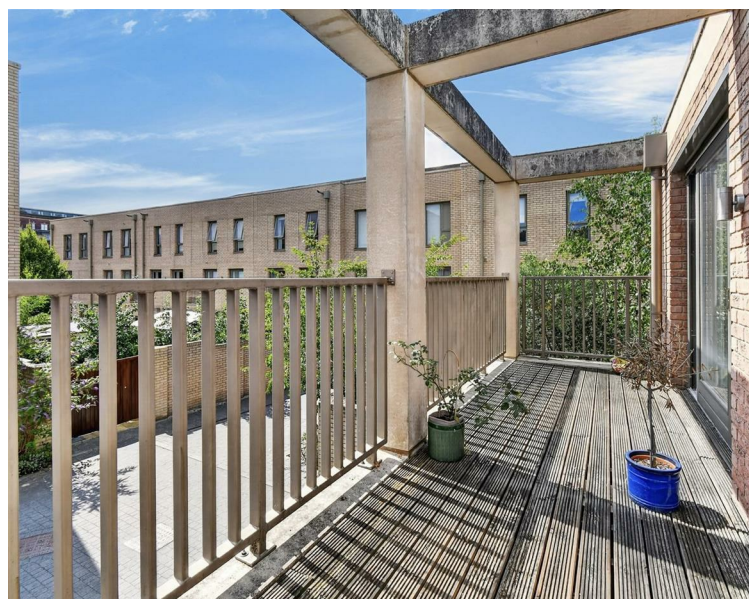
Double glazed window, power points.

Bathroom

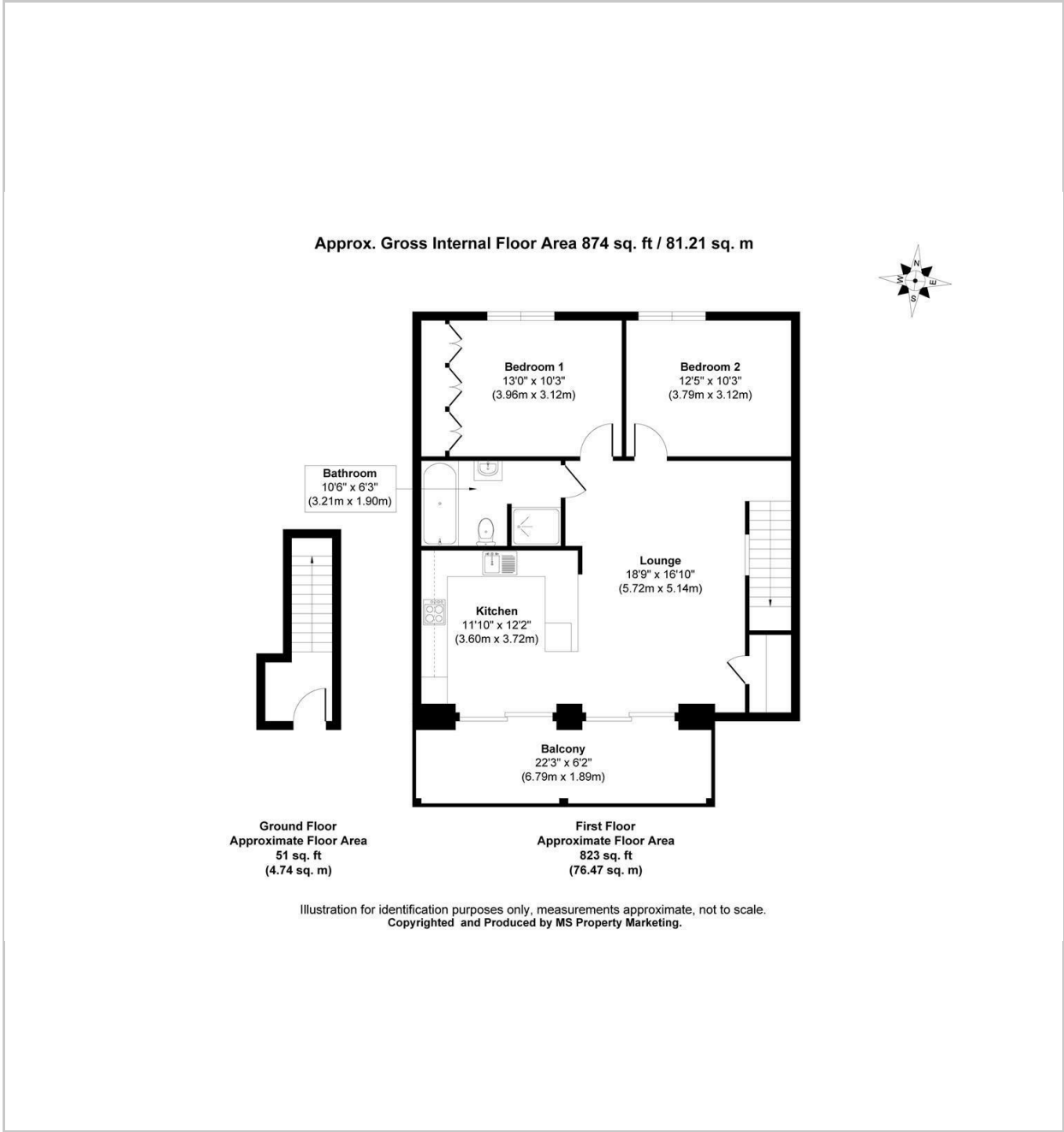
Four piece suite comprising walk-in shower cubicle, bath with mixer tap, vanity unit housing sink, wall hung WC, towel rail/radiator, part tiled walls.

Agents Note:

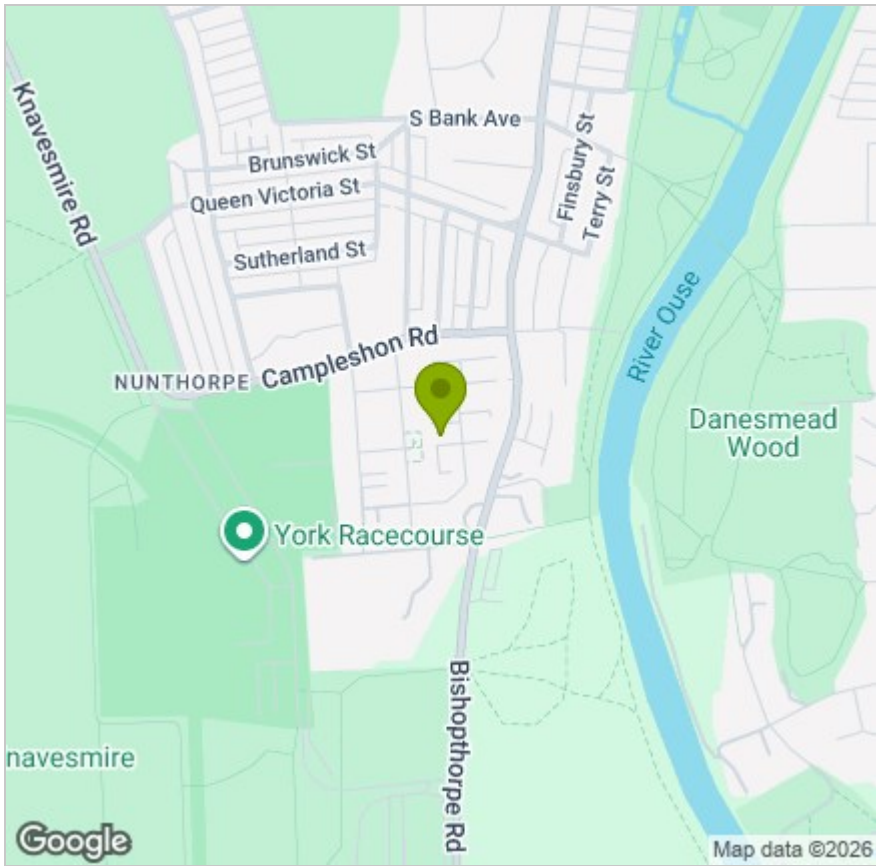
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	81	
(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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