



# Joseph Terry Grove Bishopthorpe Road, York YO23 1FP

£335,000



Set within the prestigious Chocolate Works development, ideally positioned between York Racecourse and the ever popular Bishopthorpe Road, this beautifully presented second floor apartment offers stylish, low maintenance living in a peaceful, well connected setting. With leafy parkside walks leading directly towards the city centre and the Racecourse just moments away, the location perfectly balances lifestyle and convenience. Thistle House was the last building developed on the site, and was only completed and occupied as a second home from Autumn 2021.

Accessed via a secure communal entrance with lift service to all floors, the apartment opens into a welcoming entrance hallway with a useful utility cupboard providing practical storage.

At the heart of the home is a superb open plan living dining kitchen, designed with both entertaining and everyday living in mind. The contemporary kitchen features sleek white handleless units, dark quartz worktops and a full range of integrated appliances, complemented by a breakfast bar for informal dining. The living space enjoys a dual aspect, creating a light and airy feel, with sliding doors opening onto a generous west facing balcony, perfectly positioned to capture the afternoon and evening sun.

There are two double bedrooms, the principal bedroom has fitted wardrobes and a modern ensuite shower room, while the second bedroom is ideal for guests, a home office or additional living space. The family bathroom is fitted with a three piece suite including a shower over the bath.

Externally, the property has an allocated parking space, with well maintained communal grounds enhancing the overall setting.

This is a fantastic opportunity to secure a high quality apartment in one of York's most desirable developments, offering excellent access to the city centre, Racecourse and the vibrant amenities of Bishopthorpe Road.

Leasehold  
988 years remaining  
Ground rent - £250 PA (Fixed)  
Service Charge- £1,907.33 PA





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Leasehold  
Council Tax Band - E

- 2nd Floor Apartment
- Two Double Bedrooms
- West Facing Private Balcony
- Private Allocated Parking
- No Onward Chain
- Luxury Fixtures & Fittings
- EPC B

2ND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the gaugelines will form part of the overall floor area 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.  
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