

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

The Clock Tower Bishopthorpe Road

York, YO23 1DE

Guide Price £450,000

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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 x17'5 (6.35m x5.31m)
Double glazed windows to front and side, two double panelled radiators, carpet, television points, power points

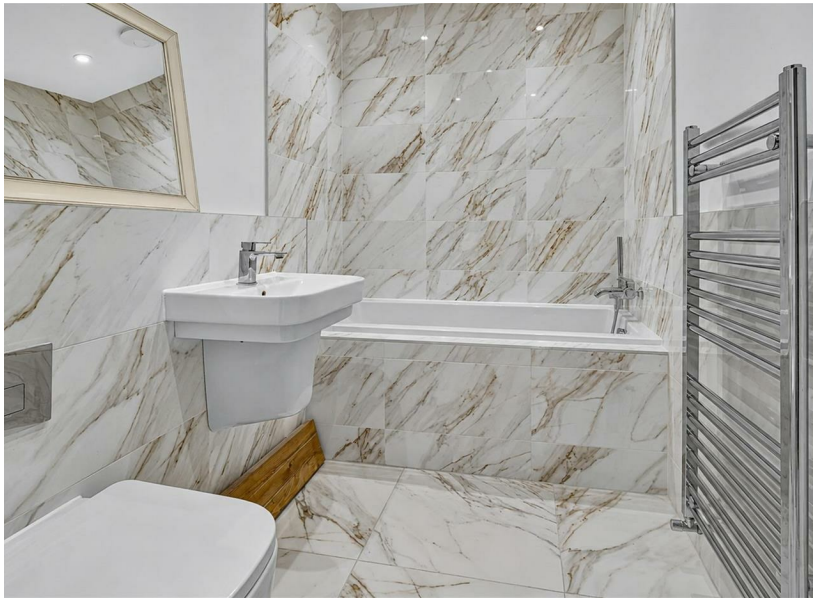


Kitchen
11'1 x 8'10 (3.38m x 2.69m)
Fitted wall and base units with with countertop, Quartz worktop with breakfast bar, one and a half stainless steel sink with mixer tap and draining board, built in gas hob and electric oven, integral dishwasher and fridge freezer, recessed spotlights, tiled flooring











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

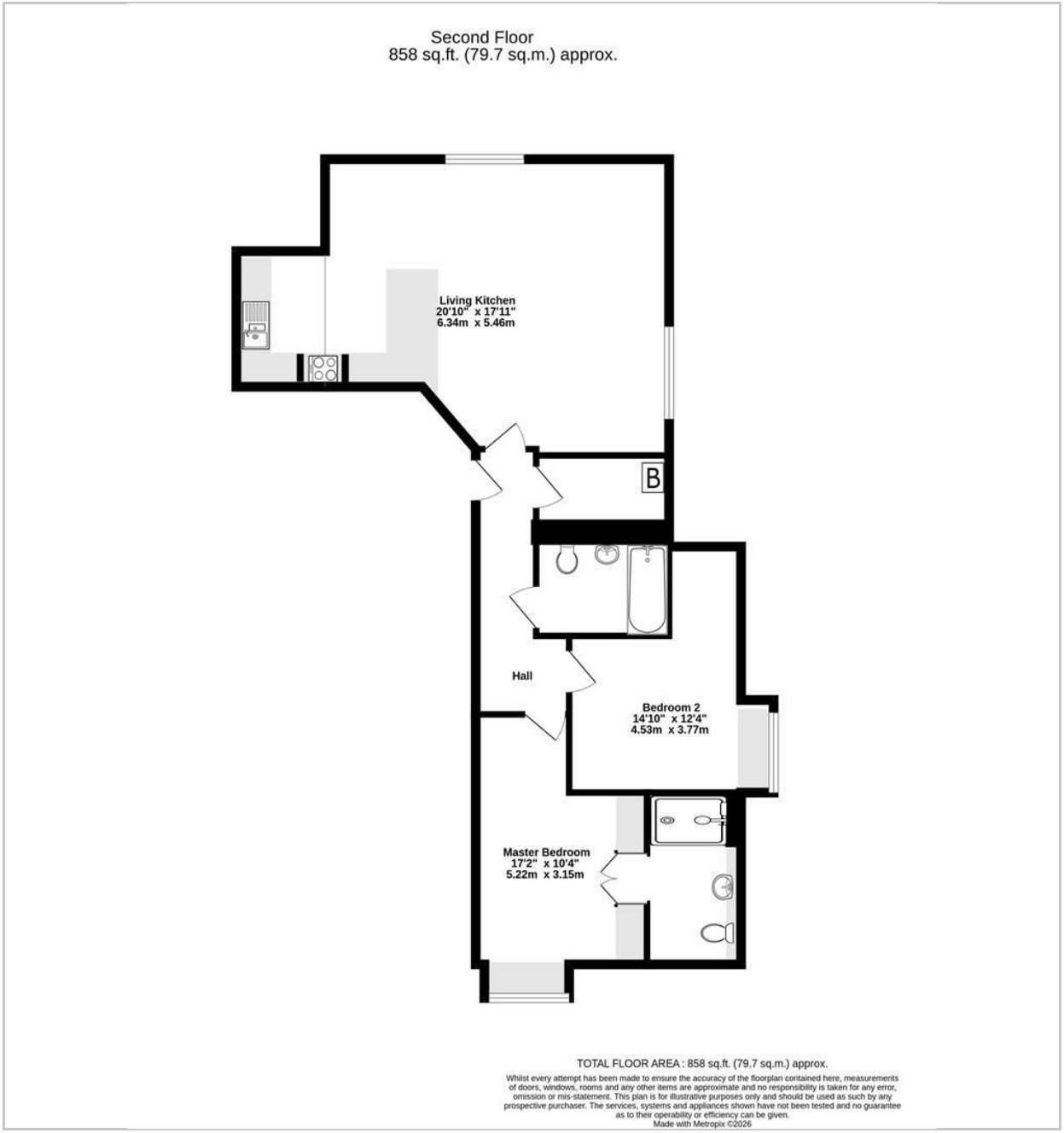
House Bathroom
Panelled bath with mixer tap, part-tiled walls, wash hand basin, low level w.c., tiled flooring, extractor fan, towel radiator, recessed spotlights

Externally
Designated parking spaces, bin/bike store

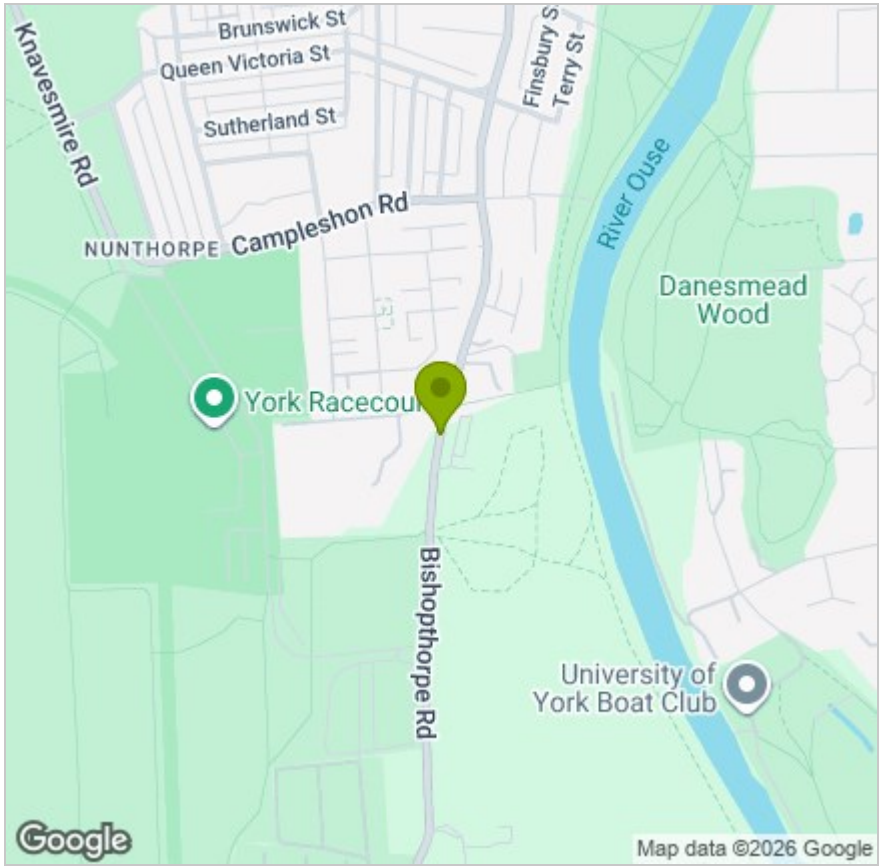
Lease and service charges to be advised

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.

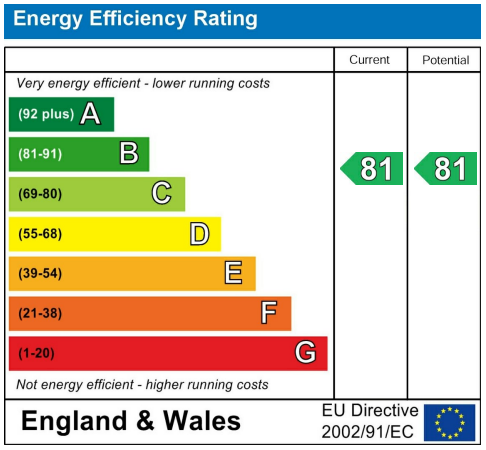
FLOOR PLAN



LOCATION



EPC



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Anglia House, 3a Bishopthorpe Road, York, YO23 1NA
Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk