



27 Thistle House Joseph Terry Grove
York, YO23 1FP

Guide Price £325,000



A FABULOUS SECOND FLOOR 2 BEDROOM APARTMENT WITH A WEST FACING BALCONY AND PARKING. SET WITHIN THE EXCLUSIVE 'CHOCOLATE WORKS' DEVELOPMENT. CLOSE TO THE RACECOURSE AND WITHIN EASY REACH OF THE POPULAR LOCAL BISHY ROAD SHOPPING PARADE. The property is entered via a secure communal hallway. Stairs and lift provide access to the upper floors. The bright and spacious accommodation has high quality internal fittings. It comprises an entrance hallway, utility room and large open plan reception room. The reception room has sitting and dining areas with patio doors leading to a large balcony. The kitchen area features a contemporary fitted kitchen with quartz worktops, breakfast bar and integrated appliances. There is a master bedroom with en suite shower room/w.c., plus a large second bedroom. The bathroom/w.c. has a modern suite.

This executive development provides attractive communal gardens. There are also visitor car parking spaces. Perfect for professionals looking for central living with excellent local amenities. A riverside walk also provides access into the city centre. An internal viewing is highly recommended. NO FORWARD CHAIN.

Hallway

Entrance door. Doors leading to

Utility

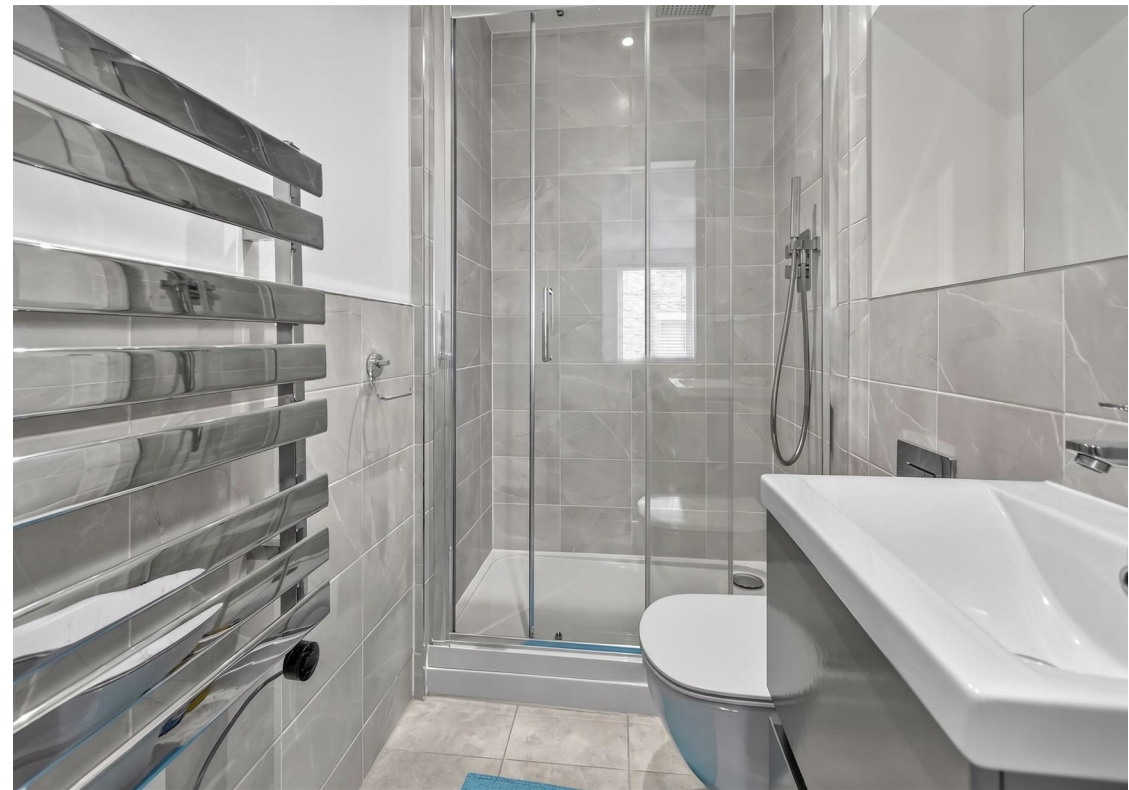
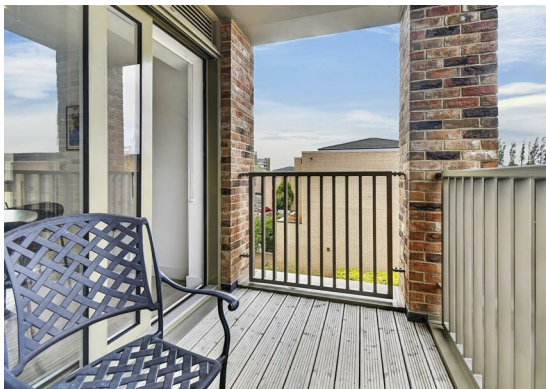
4'9 x 4'5 (1.45m x 1.35m)

Plumbing for washing machine

Open Plan Reception Room

23'7 x 17'2 (7.19m x 5.23m)

Living and dining areas with window to front and patio doors leading out to a spacious west facing balcony. Kitchen with high quality contemporary units comprising base and wall units quartz work surfaces and breakfast bar, integrated appliances including built in oven and hob, fridge, freezer and dishwasher, window to front





Bedroom 1

16'4 x 9'4 (4.98m x 2.84m)

Window to side, built in wardrobe. Door to

En suite

Walk in shower cubicle, wash hand basin, w.c.

Bedroom 2

14'3 x 10'7 (4.34m x 3.23m)

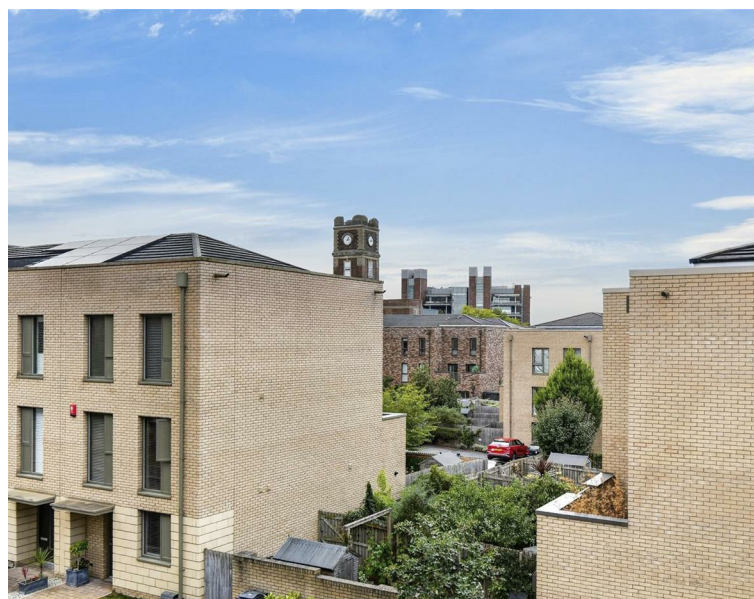
Window to side, recess for double wardrobe

Bathroom

Suite in white comprising panelled bath with shower above, wash hand basin and w.c.

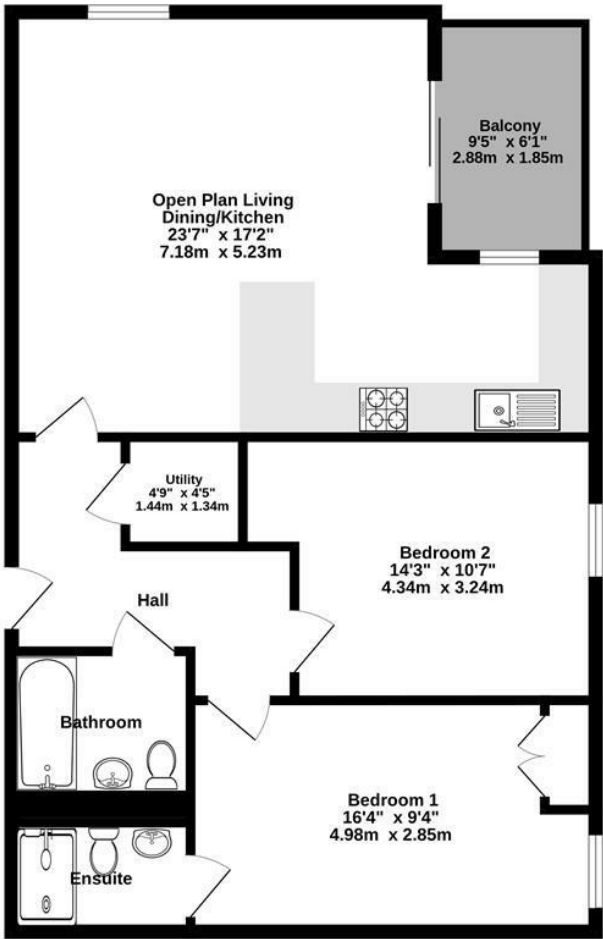
Agents Note

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
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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.
Made with Metropix ©2026

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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.