



8, Joseph Terry Grove, York, YO23 1PU

Guide price £350,000



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PRIME

RESIDENTIAL



8 Joseph Terry Grove

SUPERB 2 BEDROOM CONTEMPORARY HOME, WITH WELL PRESENTED SPACIOUS ACCOMMODATION, IN POPULAR SOUGHT-AFTER LOCATION, CLOSE TO 'BISHY ROAD' WALKING DISTANCE OF THE KNAVESMIRE AND YORK CITY CENTRE.

Fabulous 2 bedroom townhouse, enjoying light, bright, beautifully presented accommodation with stylish living kitchen and French doors opening out onto two separate terraces, together with the benefit of private parking. The property is located on the popular award winning Chocolate Works development, a short walk to Rowntree Park and within easy reach of local shops and amenities at Bishy road and walking distance to the Knavesmire and York city centre.

Accommodation comprises:-

Entrance lobby and store to ground floor. Entrance hall, superb open plan living kitchen with French doors out to two terraces, cloakroom, two good-sized bedrooms, family bathroom. The property is in an excellent location, within easy reach of local shops and amenities at Bishy road and walking distance to the Knavesmire and York city centre.

Price Guide: £350,000

DESCRIPTION

Fabulous 2 bedroom, highly individual Freehold contemporary property, situated in this award winning development, with beautifully presented living accommodation. The open plan living area features a stylish kitchen with French doors opening out two separate terraces.

The property enjoys private parking and is within easy reach of local shops at Bishy road and close to the Knavesmire, railway station and York city centre with all the many amenities York has to offer.

- Contemporary, stylish freehold property
- Two double bedrooms
- Open-plan, spacious living kitchen
- 2 delightful terraces
- useful ground floor store
- Allocated parking space
- Award winning development
- Walking distance to 'Bishy' road
- Close to the Knavesmire, railway station & York city centre
- Beautifully presented throughout

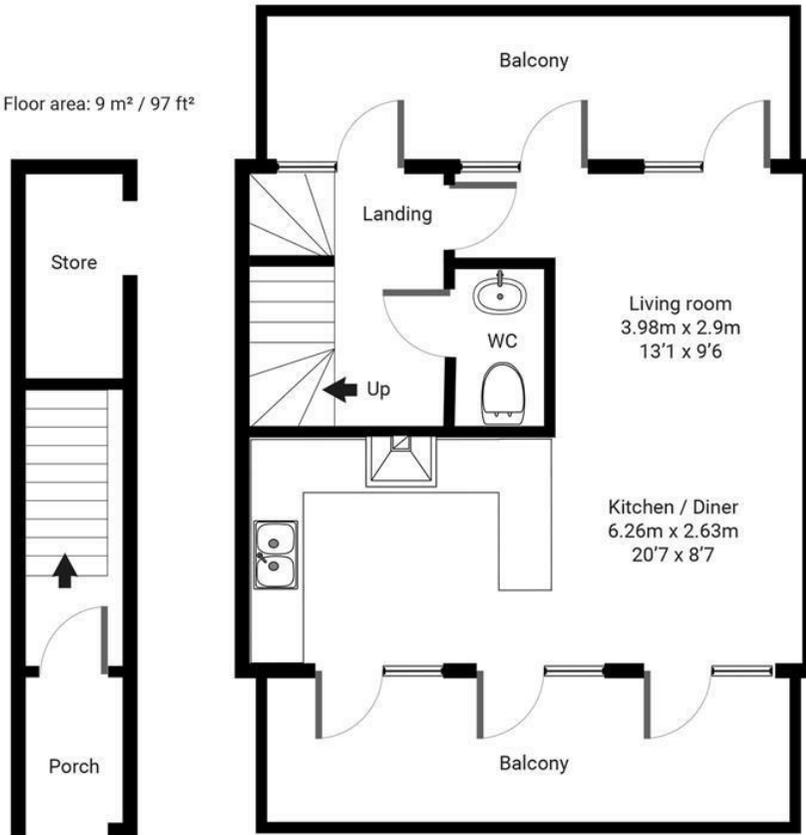
Freehold



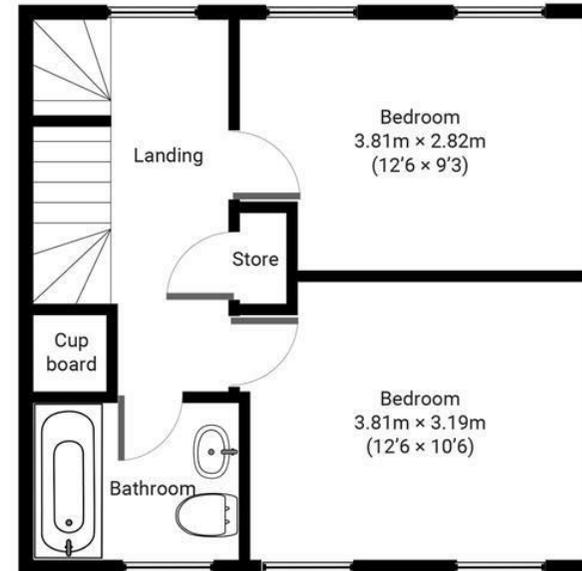
8 Joseph Terry Grove, YO23 1PU York

First Floor area: 34.6 m² / 373 ft²

Ground Floor area: 9 m² / 97 ft²



Second Floor area: 38.1 m² / 410 ft²



NOT TO SCALE – FOR ILLUSTRATION PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 81.7 m² (879 ft²)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.

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