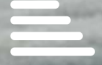




HUNTERS[®]
HERE TO GET *you* THERE

2  2  |  |  B

Joseph Terry Grove, York

£325,000



A rare opportunity to acquire a luxurious and generously proportioned two-bedroom lateral maisonette, occupying the entire first floor of a contemporary detached building within the prestigious Chocolate Works development. Impeccably presented, this exceptional home offers expansive lateral space, an abundance of natural light, and a refined, high-quality finish throughout.

Accessed via its own private front door, the property opens into an impressive 40 sqm open-plan living, dining, and kitchen area. Designed to maximise light and space, the living area is both stylish and welcoming, while the sleek kitchen boasts high-gloss cabinetry, stone worktops, a breakfast bar, and a full suite of integrated appliances including an oven, hob, dishwasher, washing machine, fridge, wine fridge, and freezer. A pair of sliding French windows lead out to a large private balcony that spans the full 7-metre width of the building - an ideal space for relaxing or entertaining.

There are two spacious double bedrooms, including a principal suite with built-in wardrobes and a second bedroom enhanced by elegant wall panelling. A luxurious four-piece bathroom completes the accommodation, featuring a separate bath and a walk-in shower. Additional benefits include gas central heating and a designated parking space to the front of the property.

Perfectly positioned within easy reach of York City Centre, the Ring Road, York Racecourse, and the vibrant Bishopthorpe Road, this outstanding home is offered for sale with no onward chain.

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026
york@hunters.com | www.hunters.com

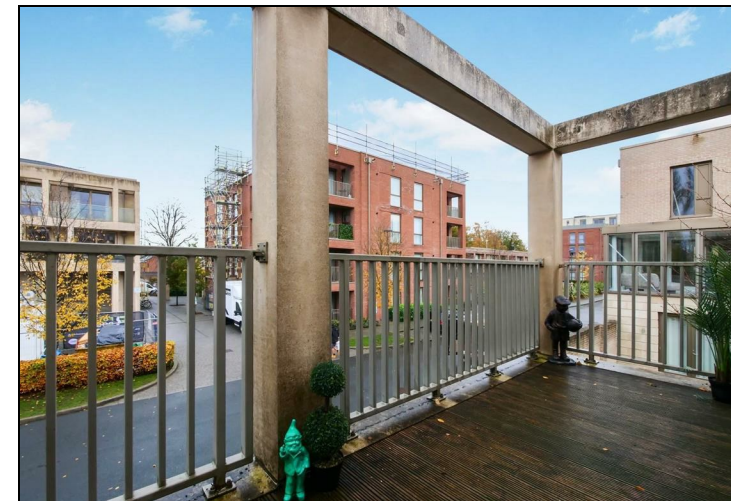


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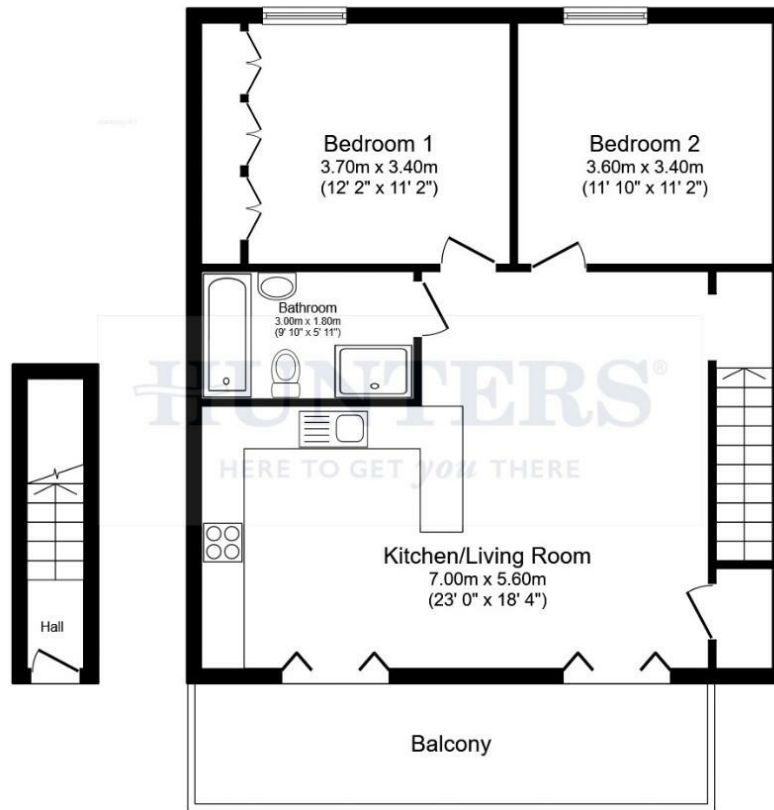


KEY FEATURES

- Exclusive Full-Floor Residence
- Stunning Open-Plan Living Space
- Private Entrance & Dedicated Parking
 - No Onward Chain
 - 7m Private Terrace
 - Council Tax Band E

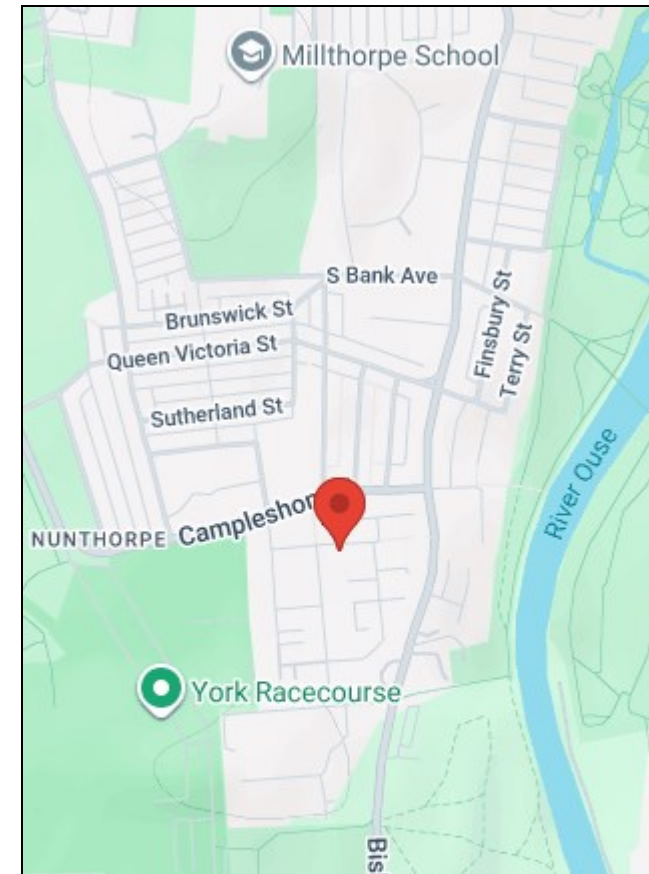






First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	81	93	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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