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# Robert Street, York

£650,000



Set in the heart of York's award-winning Chocolate Works development, this beautifully presented three-storey townhouse offers exceptional modern living in one of the city's most desirable neighbourhoods. Its central position places landscaped open spaces, striking architecture and the development's strong community feel right on the doorstep, with the Knavesmire, Bishopthorpe Road's independent shops and cafés, and York city centre all within easy reach.

Forming part of the David Wilson Homes build, the property is finished to an outstanding standard throughout. The ground floor features a striking open-plan kitchen/diner opening onto the west-facing rear garden, a separate office ideal for home working, a W.C. and well-designed storage across all three floors, maximising practicality and day-to-day convenience.

The first floor offers a bright and spacious living room with a west-facing balcony enjoying direct views of the historic Terry's clock tower — a beautifully restored landmark of York's confectionery heritage. This floor also includes a well-appointed bathroom and a generous double bedroom. The top floor provides two further double bedrooms, including an impressive principal suite with en-suite shower room.

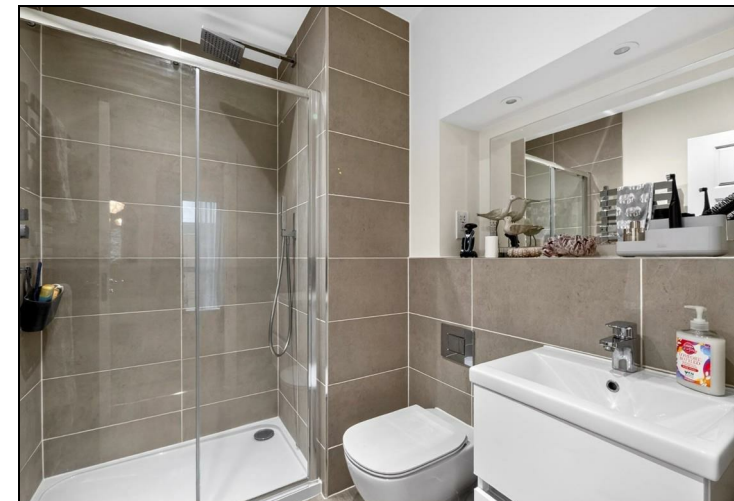
Externally, the home enjoys a double-length driveway - a rarity in the development - along with a separate garage, accessed directly from the rear garden. The west-facing garden also benefits from a further gated entrance from the rear courtyard, making it particularly practical for bikes and storage. A front garden, another rarity within the development, creates an attractive approach and sets the house back from the street.

Homes of this calibre, in such immaculate condition and positioned at the centre of the Chocolate Works, are seldom available. Early viewing is strongly recommended.



## KEY FEATURES

- Beautifully Presented Three Bedroom Townhouse
- Rare Double-Length Driveway Plus Separate Garage
- West-Facing Garden And Balcony With Clock Tower Views
- Prime Central Position Within The Chocolate Works
- Well-Designed Additional Storage Across All Floors
- David Wilson Homes Build In Immaculate Condition
  - Separate Study
  - Council Tax Band F



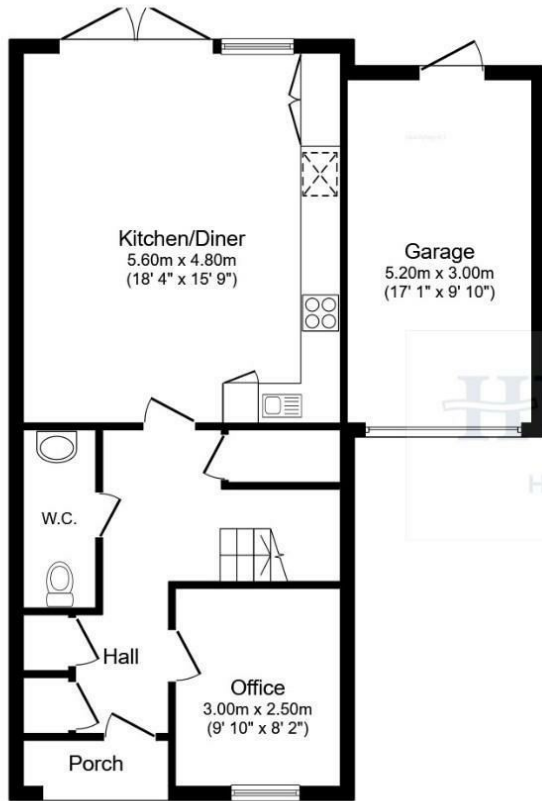








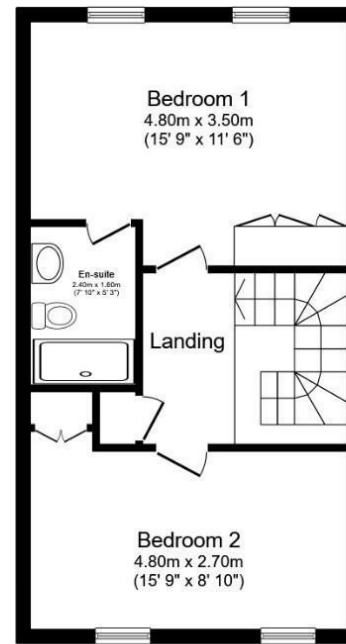




**Ground Floor**



**First Floor**

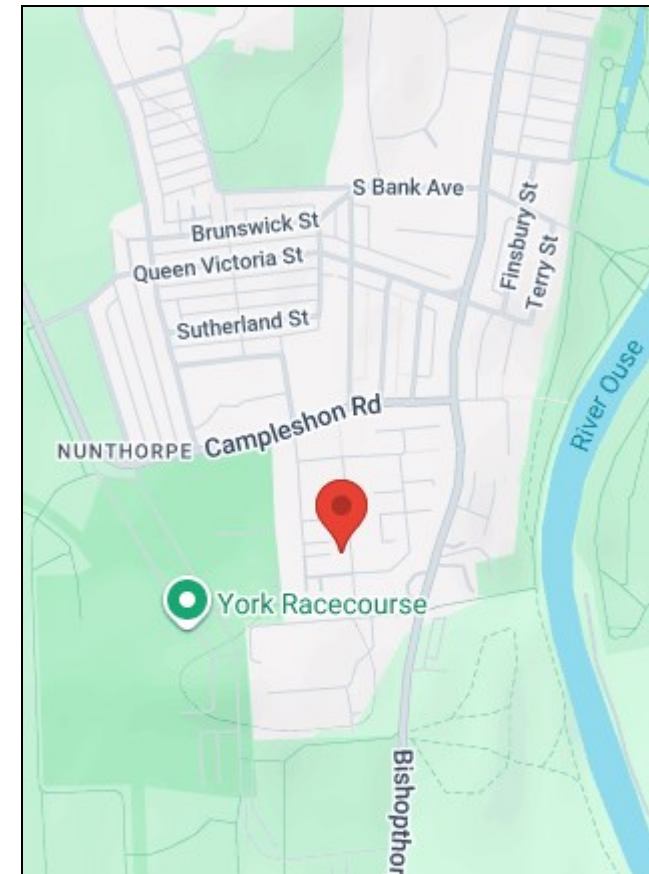


**Second Floor**

Total floor area 156.7 sq.m. (1,686 sq.ft.) approx

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](http://www.focalagent.com)

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

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