



Clock Tower Way, The Chocolate Works, York £635,000

Enjoying stunning views across York Racecourse, a rare opportunity to acquire a beautifully presented modern townhouse, within the prestigious and award-winning 'The Chocolate Works' development, with allocated parking and walking distance to Bishy Road.



The Accommodation

This splendid, three/four bedroom townhouse sits within a popular development on the edge of York city centre and York Racecourse and provides flexible family living with enclosed gardens, balcony and parking.

The accommodation is arranged over three floors, with the ground floor comprising an open-plan kitchen dining room, together with a separate study which has recently been fully renovated and could be used as a playroom or additional bedroom. Furthermore just off the entrance hallway is a utility room with useful W/C with further rather useful storage cupboard.

Offering the larger townhouse style kitchen design within the development, the open plan family dining kitchen presents a wonderful family area with space for a large sofa and dining table with French doors opening onto the garden. The kitchen is fitted with sleek, high gloss cabinetry and quartz worktops, which offer an abundance of storage and preparation space, together with a range of integrated appliances including a fridge, freezer, dishwasher, wine cooler, induction hob with extractor above, double oven and microwave. This area makes an ideal space for entertaining with areas to relax, dine and outdoor host.

The formal sitting room is situated on the first floor and enjoys a west facing balcony. The large terraced balcony leading off the lounge offers uninterrupted views across the Racecourse, making it the perfect spot for a relaxing dinner or drink outdoors. In addition to the first floor is bedroom two and a contemporary house bathroom completing this floor. The principal bedroom, also benefits from lovely elevated views over the racecourse located on the second floor, and boasts in-built wardrobes and a stylish en suite shower room. Completing the second floor accommodation is a further good sized bedroom and storage cupboard.

Outside, the garden has a large paved terrace spanning the width of the property and leads down to the shed and a gate. An allocated parking space along with visitors parking can be found to the front of the home.

Tenure: Freehold

Services: All mains services connected

EPC Rating: B

Council Tax: F - City of York

Viewings: Strictly via the selling agent

Location

The Chocolate Works offers a range of convenient on-site amenities, including a Co-op store with a bakery. The popular The Old Liquor Store restaurant on the property's doorstep along with an Italian restaurant, bar, and deli, as well as a dental practice.

Nearby, Bishopthorpe Road, winner of the 'Great British High Street of the Year' award in 2015, has been celebrated by The Times as "one of the UK's coolest places to live." This vibrant area features a renowned parade of independent shops, café-delis, and restaurants, regularly hosting events and festivals, and even boasts its own dedicated website.

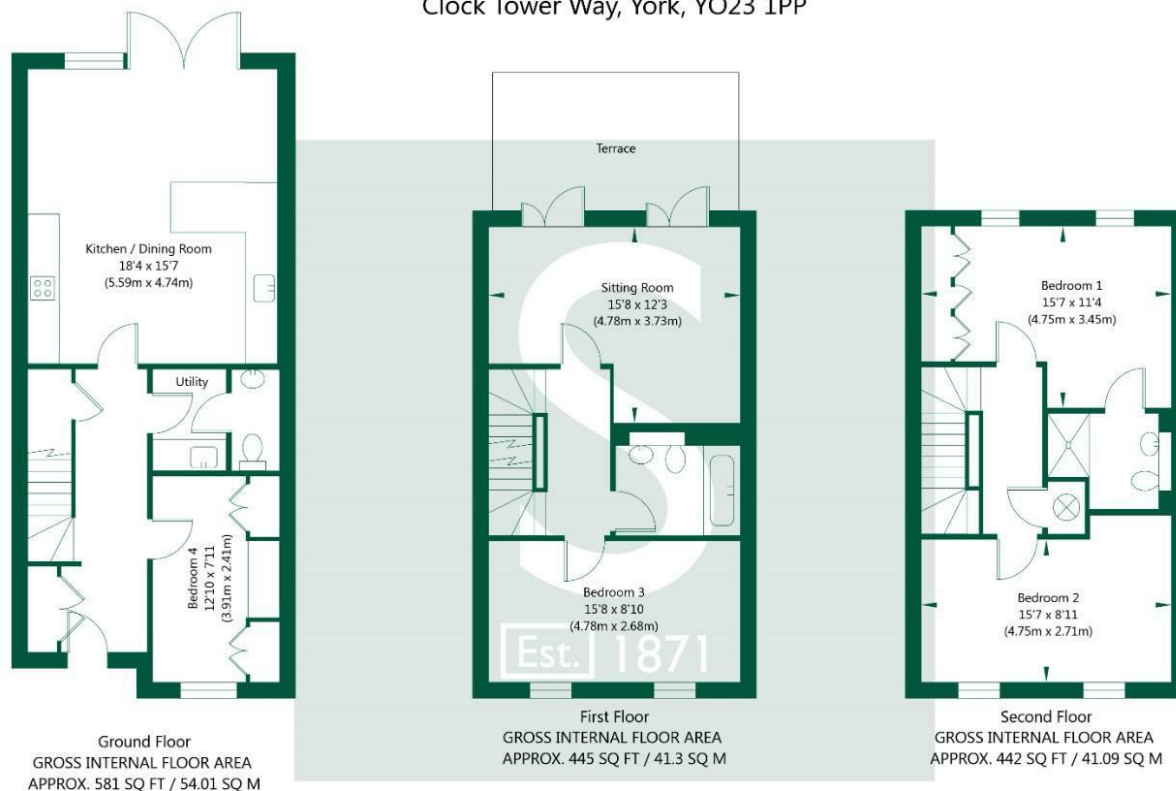
The Chocolate Works boasts excellent pedestrian access to some of York's most charming green spaces, including the Knavesmire, Knavesmire Wood, and Rowntree Park, which features a popular café and scenic riverside walks along the River Ouse.

Ideally situated, it offers easy access to the A64, A19 South, York city centre, and York railway station. The station provides regular connections to major cities such as Manchester, Edinburgh, and London, with some journeys to King's Cross taking under two hours.

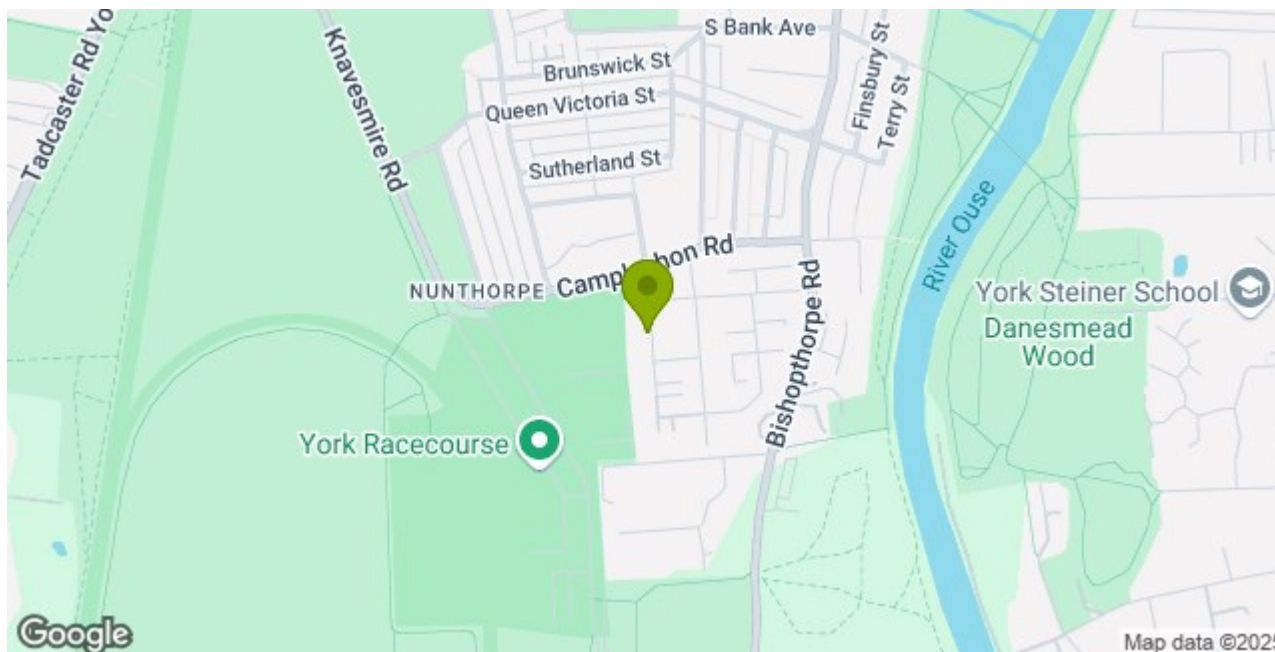
Agents Note

Please note there is an Annual Site Fee of £400.00

Clock Tower Way, York, YO23 1PP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1468 SQ FT / 136.4 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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