



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

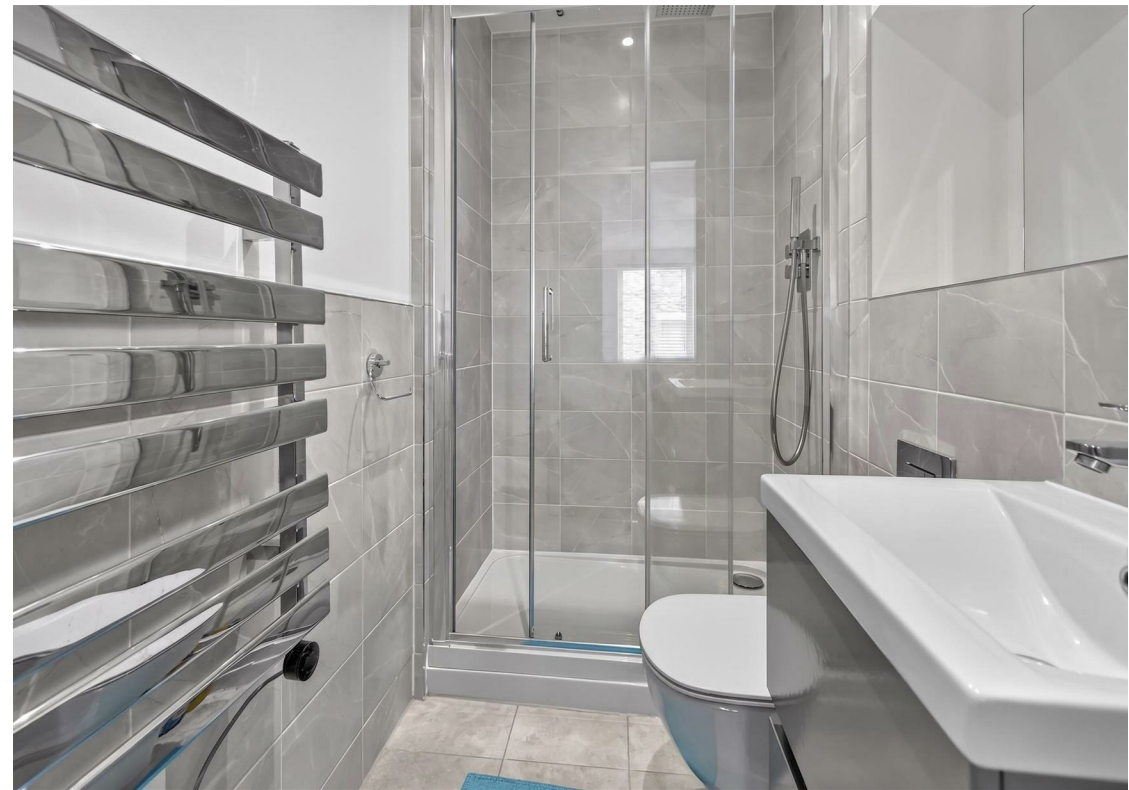
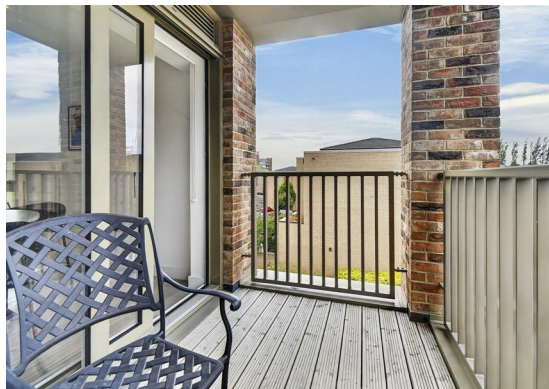
4'9 x 4'5 (1.45m x 1.35m)

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)

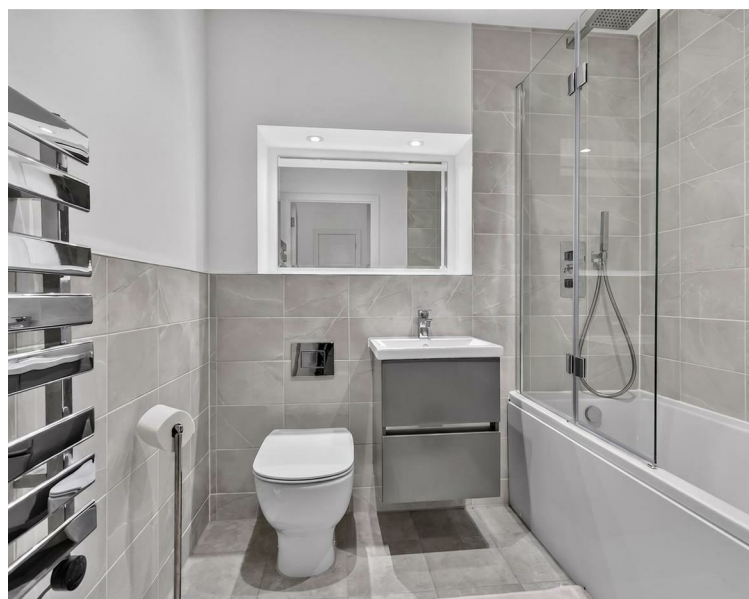
Window to side, recess for double wardrobe

Bathroom

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

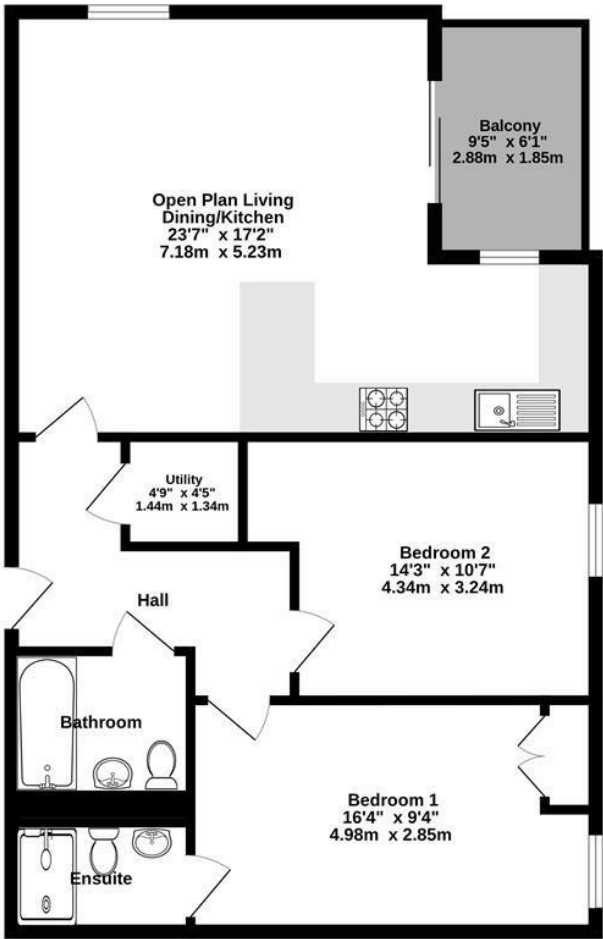
Agents Note

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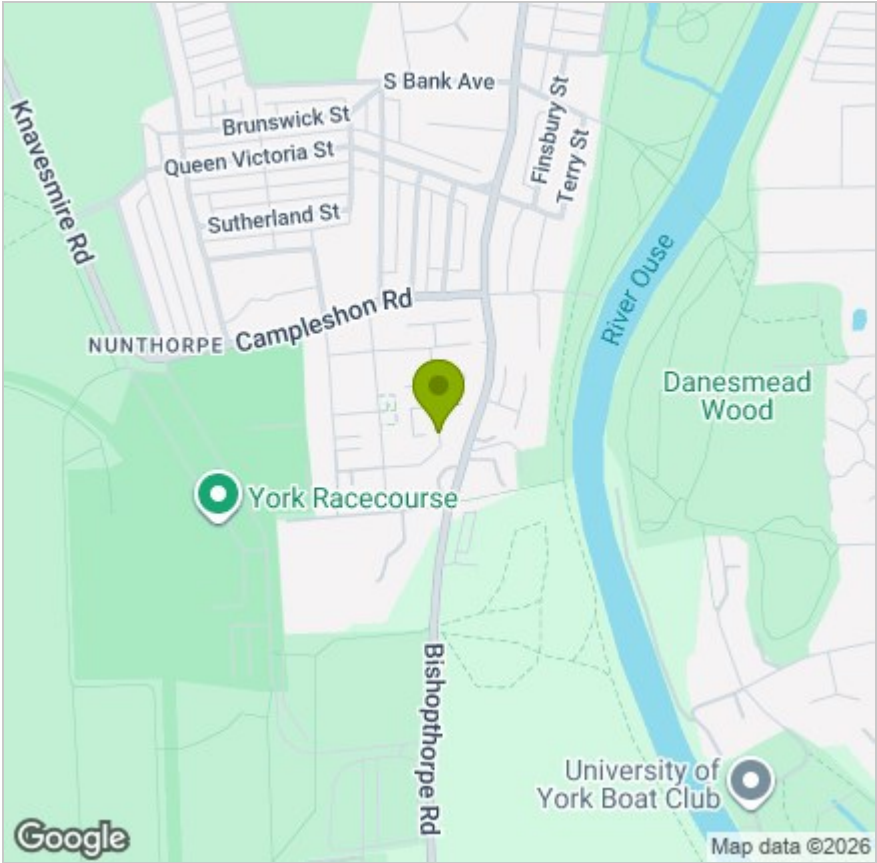
FLOOR PLAN

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.
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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	

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