

Medallion House, Joseph Terry Grove,
York, YO23 1FL

£1,250 PCM



****Stylish two bedroom apartment****

This stylish two bedroom first floor apartment is located in the highly sought after complex of York Chocolate Works. Very close to York Knavesmire and the ever popular Bishophorpe Road area, as well as being walking distance from York City centre.

The property comprises an entrance hallway which leads to a stunning open plan, bright living area and modern kitchen complete with integrated white goods including oven, hob, fridge and freezer, washing machine and dishwasher. The property boasts two spacious bedrooms, one complete with ensuite, as well as a modern three piece bathroom. The apartment also benefits from a private balcony and an allocated parking space.

Perfect for a professional couple or two sharers. This property is finished to a high standard and a viewing is highly recommended.

Pets considered on a case by case basis.

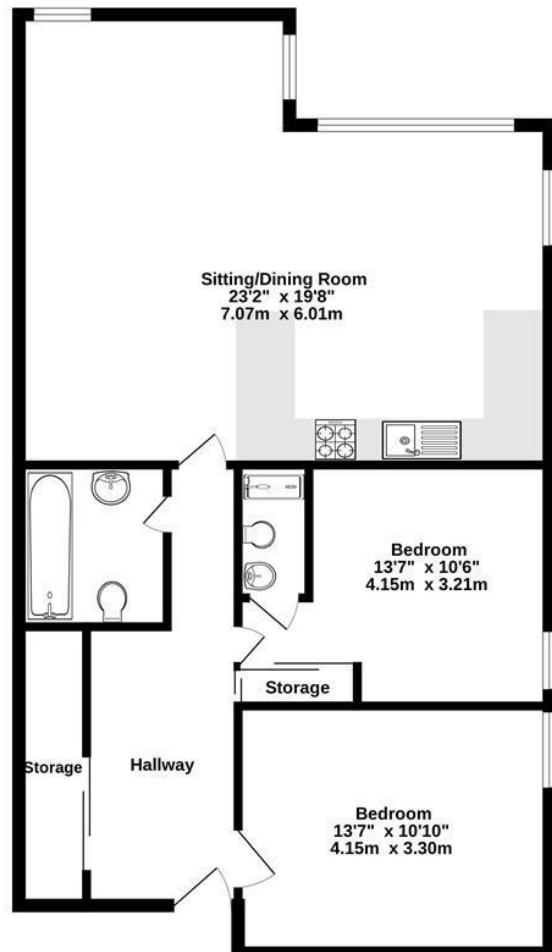
Council Tax Band E

EPC rating B



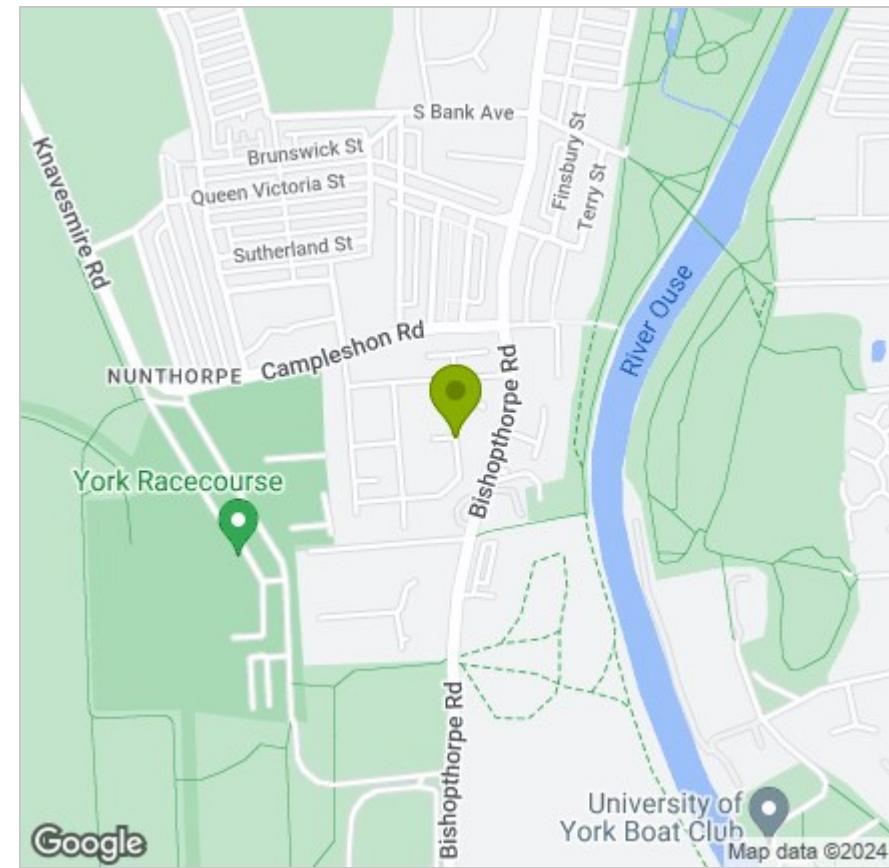
FLOOR PLAN

Ground Floor
878 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.5 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.
Made with Metropix 620024

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	83
(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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