



Clock Tower Way The Chocolate Works, York YO23 1PP

Freehold
Council Tax Band - F

- Modern Townhouse
- Three Double Bedrooms
- Two Bathrooms & W.C's
- Integral Garage
- Balcony Overlooking Racecourse
- Award Winning Development
- No Onward Chain
- EPC- B



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£620,000

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Nestled within the esteemed Chocolate Works development, and in close proximity to York Racecourse, the Knavesmire, and the renowned Bishopthorpe Road, lies this modern three-bedroom townhouse. Well-maintained throughout, it offers captivating views of York Racecourse from its rear aspect and is available with no onward chain.

Spread across three floors, the interior features an inviting entrance hall leading to the impressive kitchen/dining/family area. Flooded with natural light through patio doors, it overlooks a charming courtyard-style garden. The kitchen offers contemporary units, integrated appliances, and Quartz worktops. Completing the ground floor is a convenient w.c/cloakroom and access to the integral garage.

On the first floor is the striking living room, boasting two French doors and a balcony offering panoramic views of the racecourse. There is also the master bedroom on this level with a shower ensuite. The upper floor hosts two double bedrooms alongside a well-appointed house bathroom.

Outside, a landscaped courtyard garden awaits, enclosed by fence boundaries. The property benefits from garage parking and additional visitor parking within the development.

Expected to attract considerable interest, early viewing is highly recommended to fully appreciate the quality of this property. Presented with no onward chain.

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