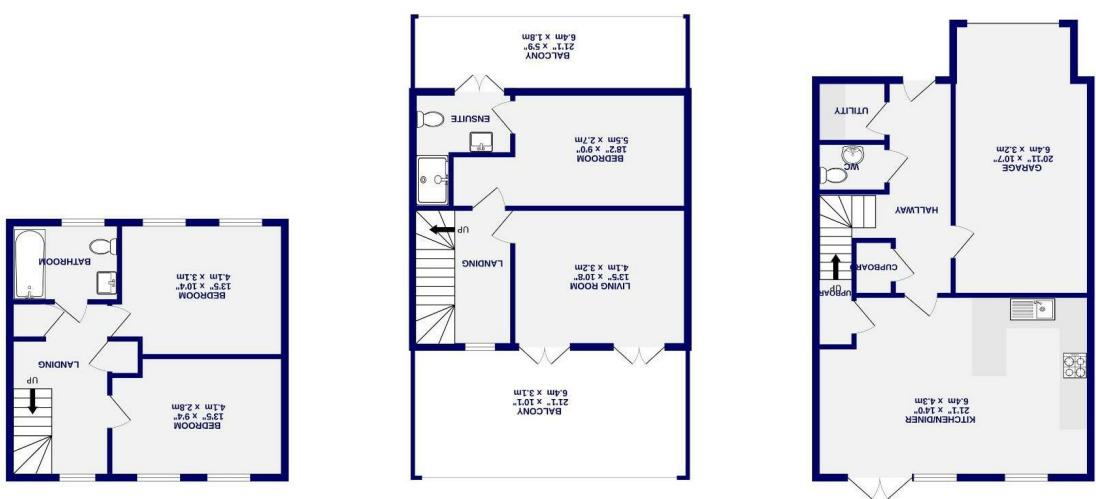


information. We have not tested any services, applications or facilities, equipment or software in these particular areas and nothing in this statement should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the measurements, measurements, floor plans or distances referred to in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

• EPC- B

- Award Winning Development
- No Onward Chain
- Balcony Overlooking Racecourse



Freehold Council Tax Band - F

Clock Tower Way The Chocolate Works, York YO23 1PP



Clock Tower Way
The Chocolate Works, York
YO23 1PP

£620,000

 3  2

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.

Council Tax Band- F

