

- Freehold
Council Tax Band - F

The image displays three separate floor plans, each with room labels and dimensions in both feet/inches and meters.

- Top Plan (507 sq ft / 47.1 sq m):** Includes a Kitchen/Diner (15'9" x 12'5"), a large Garage (6.5m x 2.6m), a WC, and a staircase with 'UP' and 'DOWN' directions.
- Middle Plan (442 sq ft / 41.1 sq m):** Features two Bedrooms (13'7" x 11'10" and 4'1m x 3.6m), a Bathroom (8'7" x 7'5"), an Ensuite, and a Landing with stairs leading 'UP' and 'DOWN'.
- Bottom Plan (440 sq ft / 40.9 sq m):** Shows a Bedroom (15'9" x 9'6"), a Bathroom (8'6" x 5'9"), a Living Room (15'9" x 12'10"), a Balcony (15'9" x 4'0"), and a Landing with stairs leading 'UP' and 'DOWN'.



Robert Street
Chocolate Works, York
YO23 1PS

Offers Over £600,000

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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, this modern three-bedroom townhouse is immaculately presented throughout and features a recently landscaped courtyard-style garden, making it an ideal family home.

Spread across three floors, the interior boasts an inviting entrance hall leading to the impressive kitchen, dining, and family area. Flooded with natural light through French doors, this space overlooks the stylishly landscaped garden. The kitchen is fitted with contemporary units, integrated appliances, and Quartz worktops. Completing the ground floor is a convenient W.C./cloakroom and internal access to the garage.

The first floor features a striking living room, enhanced by two sets of French doors opening onto a balcony that offers peaceful views of this charming development. Also on this level is a well-proportioned bedroom and a modern three-piece family bathroom.

The upper floor hosts two spacious double bedrooms, with the master bedroom benefiting from built-in wardrobes and a stylish three-piece en-suite shower room.

Externally, the beautifully landscaped courtyard garden is enclosed by fence boundaries, providing a private outdoor retreat. The property also benefits from an integral garage with driveway parking in front, as well as additional visitor parking within the development.

Expected to attract significant interest, early viewing is highly recommended to fully appreciate the quality of this home. Offered with no onward chain.

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