



JOSEPH TERRY GROVE, YORK, YO23
£330,000

Carter Jonas

3 HARLEQUIN HOUSE, JOSEPH TERRY GROVE, YO23 1FN

Located on the edge of the iconic Chocolate Works development, Harlequin House offers luxurious modern living amongst particularly green and leafy surroundings.

This stunning ground floor apartment is situated on the edge of the development and enjoys views over the communal gardens and trees lining neighbouring Bishopthorpe Road. Designed to a high specification with modern living in mind, the bright, open-plan accommodation boasts superior quality fittings, underfloor heating and a video intercom door entry system. There are 2 generous storage cupboards and built-in wardrobes in the principal bedrooms, with stylish blinds fitted to the large windows. Sliding doors lead out to a spacious balcony.

The allocated parking space is conveniently situated adjacent to the building, along with secure bike stores and landscaped green areas.

Adjacent to York Racecourse and Bishopthorpe Road, the apartment offers the best of city living with countryside walks and cycle routes on its doorstep. It is located close to the A64 for easy access to Leeds and further afield, with York railway station just 1.3 miles away.

Services – Main Gas, Mains Electric, Mains Drainage

- Broadband Coverage – Please go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile coverage - please go to <https://checker.ofcom.org.uk/>

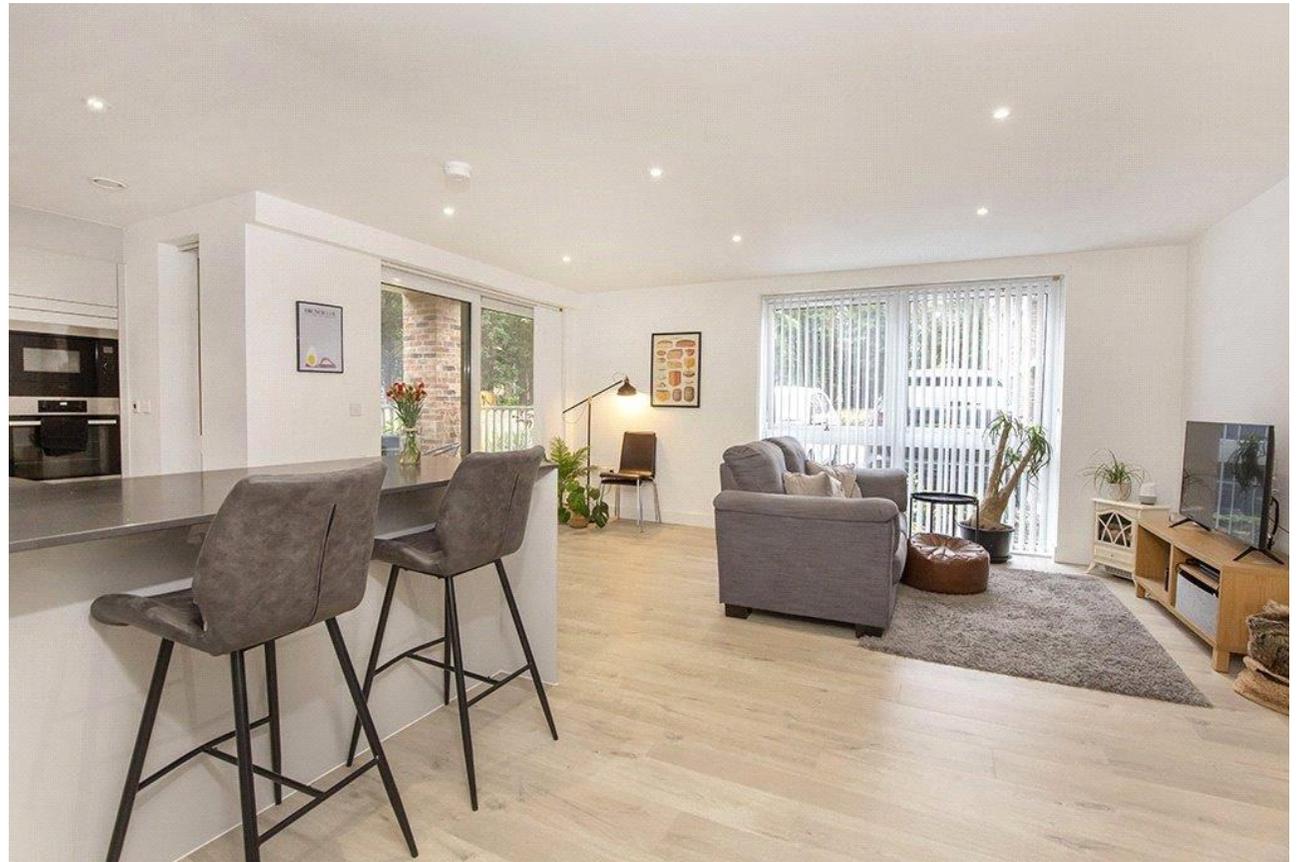
City of York Council.

Latest Service charge - £ 1,945 PA

TENURE Leasehold

EPC BAND B

A STUNNING APARTMENT IN ONE OF YORKS FINEST DEVELOPMENTS.



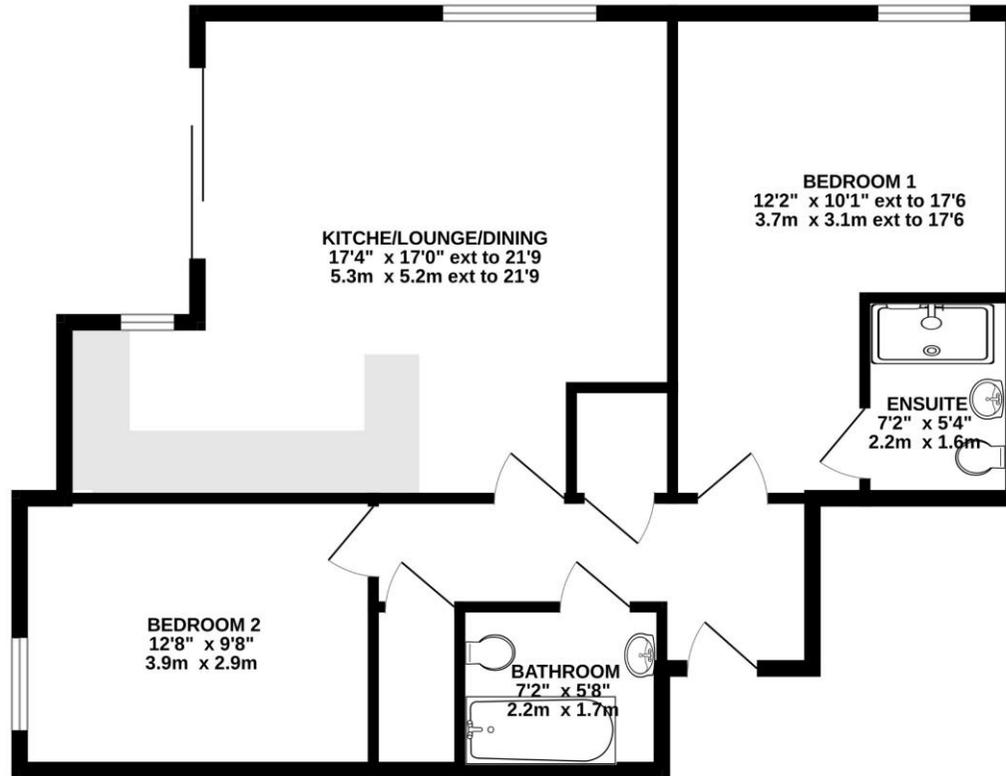
Classification LZ - Business Data





Classification L2 - Business Data

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



KITCHEN/LOUNGE/DINING
17'4" x 17'0" ext to 21'9"
5.3m x 5.2m ext to 21'9"

BEDROOM 1
12'2" x 10'1" ext to 17'6"
3.7m x 3.1m ext to 17'6"

ENSUITE
7'2" x 5'4"
2.2m x 1.6m

BEDROOM 2
12'8" x 9'8"
3.9m x 2.9m

BATHROOM
7'2" x 5'8"
2.2m x 1.7m

TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-)		
A	(81-91)		
B	(69-80)	85	85
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
Not energy efficient - higher running costs	G		
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data