



**43 CAROUSEL HOUSE JOSEPH TERRY GROVE, YORK**  
**£650,000**

**Carter Jonas**



## 43 CAROUSEL HOUSE, YO23 1FJ

An impeccably presented penthouse apartment spanning approximately 1,161 square feet, located within an exclusive development just off Bishopthorpe Road, offering panoramic views of the city.

This outstanding residence features a wrap-around decked terrace, providing generous outdoor space and stunning panoramic views of York and the Minster. Accessible via a stairwell or lift opening into a private corridor, the apartment boasts a central hallway with convenient storage cupboards and double doors leading into the impressive, bright, and spacious L-shaped open-plan living, dining, and kitchen area. Natural light fills the room from multiple full-height glazed doors and windows overlooking the terrace. The remarkable kitchen area is delineated by an island breakfast bar with a sink featuring a Quooker tap and an induction hob with a pop-up extractor. Along the rear, there is a fantastic array of units with integrated AEG appliances, including a fridge-freezer, dishwasher, double oven, coffee machine, microwave, and wine fridge.

The luxurious master bedroom suite includes a fully tiled shower room, a separate dressing area, and access to the terrace, while the second double bedroom boasts a spacious fitted wardrobe and is served by the pristine house bathroom. The property benefits from gas-fired, zoned underfloor heating throughout and electric heated towel rails in both bathrooms. Outside, there are two designated car parking spaces and communal garden areas.

The Chocolate Works is in close proximity to York racecourse, the Knavesmire, the iconic Bishopthorpe Road and Historic York city centre with the many attractions it has to offer. It is also within easy reach of York mainline station and the outer ring road for travel further afield. Numerous independent shops, café-delis and restaurants can be found on the doorstep at Bishopthorpe Road. The location also enjoys excellent access to some of York's most popular green areas including Scarcroft Green, The Knavesmire, Rowntree Park, the Millennium Bridge and walks along the River Ouse.

### Material Information;

- This property is connected to a mains electricity supply.
- The water and drainage are supplied by Yorkshire Water.
- Broadband Speed - please go to [checker.ofcom.org](https://checker.ofcom.org)
- Mobile coverage - please go to [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Lease Length - 994 years remaining

Service charge 2023-2024 - £1,762.83 pa

GR - £569pa Reviewed first in 2030, then every 15 years after in line with RPI

## AN IMPRESSIVE PENTHOUSE APARTMENT IN ONE OF YORK'S MOST POPULAR DEVELOPMENTS; OFFERING SUPERB WRAP AROUND TERRACE WITH PANORAMIC VIEWS.



**TENURE** Leasehold

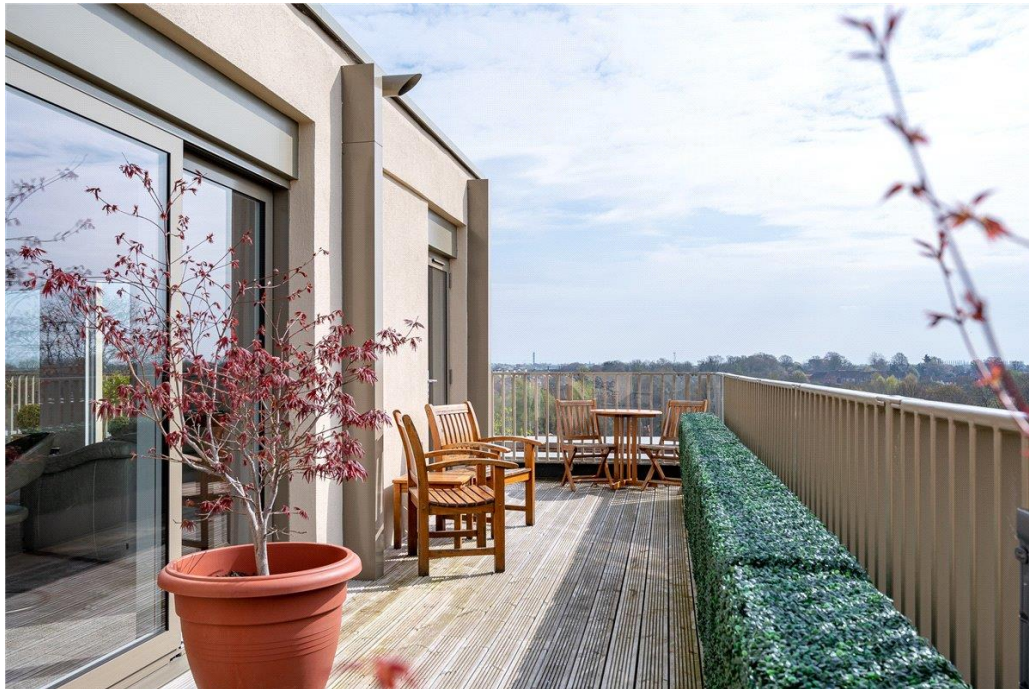
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## 43 carousel house

Approximate Gross Internal Floor Area = 107.9 sq m / 1161.4sq ft

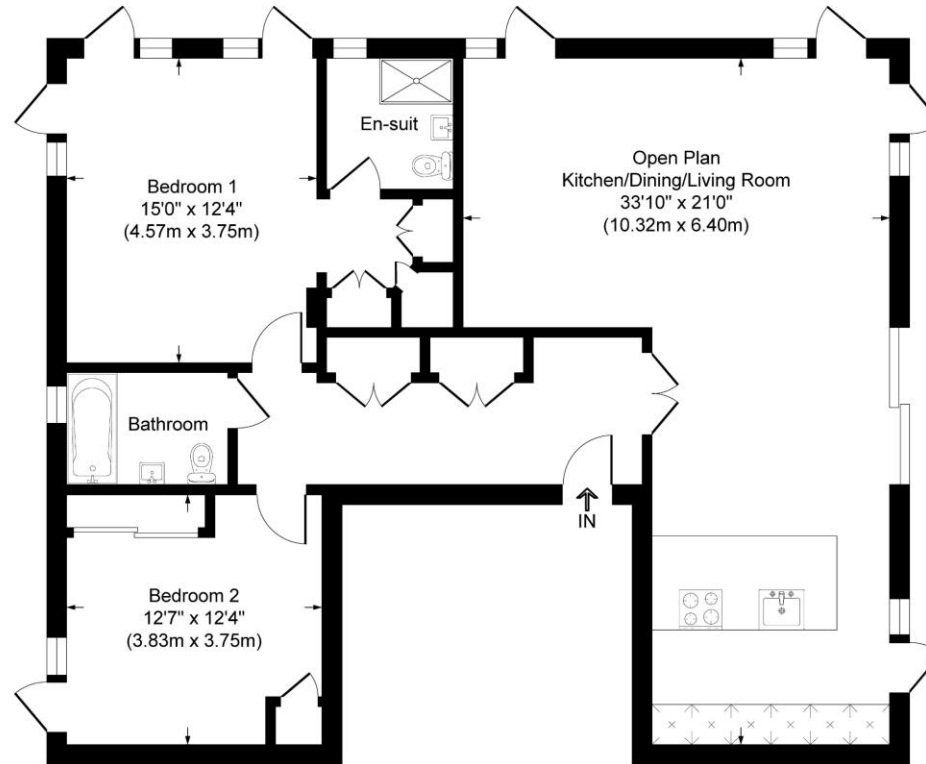


Illustration for identification purposes only, measurements are approximate, not to scale.

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