



**BAYLDON SQUARE, YORK**  
£375,000

**Carter Jonas**

# BAYLDON SQUARE, YORK, YO23 1PT

Presenting 19 Bayldon Square, an immaculate maisonette nestled within the award-winning development of The Chocolate Works.

Conveniently located near The Knavesmire and the racecourse, this two-story property boasts its own private entrance and abundant natural light from glazing on both sides. Finished to a high standard, it offers a neutral décor scheme for easy personalization. Key features include a sleek fully fitted kitchen and a contemporary bathroom.

The accommodation spans 85 sq. m (916 sq. ft) across three floors, including the ground floor entrance. On the first floor, a stunning open-plan sitting room/dining room and kitchen lead to balconies on both the North East and South East elevations, providing all-day natural light and lovely views. The kitchen features integrated appliances, including a wine cooler.

Upstairs, two spacious double bedrooms, a bathroom, and utility cupboards await. The Chocolate Works development boasts attractive landscaped communal gardens with chocolate-making monuments. Additional perks include two separate balconies, allocated parking, and proximity to York Racecourse, Bishopthorpe Road, and Historic York City Centre. Easy access to York station and the outer ring road completes this desirable location.

The property is freehold and there is £257 pa service charge.

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.uk /en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)
- Mobile coverage - please go to [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

TENURE Flying Freehold

LOCAL AUTHORITY City of York Council

EPC BAND B

COUNCIL TAX BAND E

A WELL-PROPORTIONED MAISONETTE ON AN AWARD-WINNING DEVELOPMENT IN A PRIME LOCATION JUST OFF THE POPULAR BISHOPTHORPE ROAD







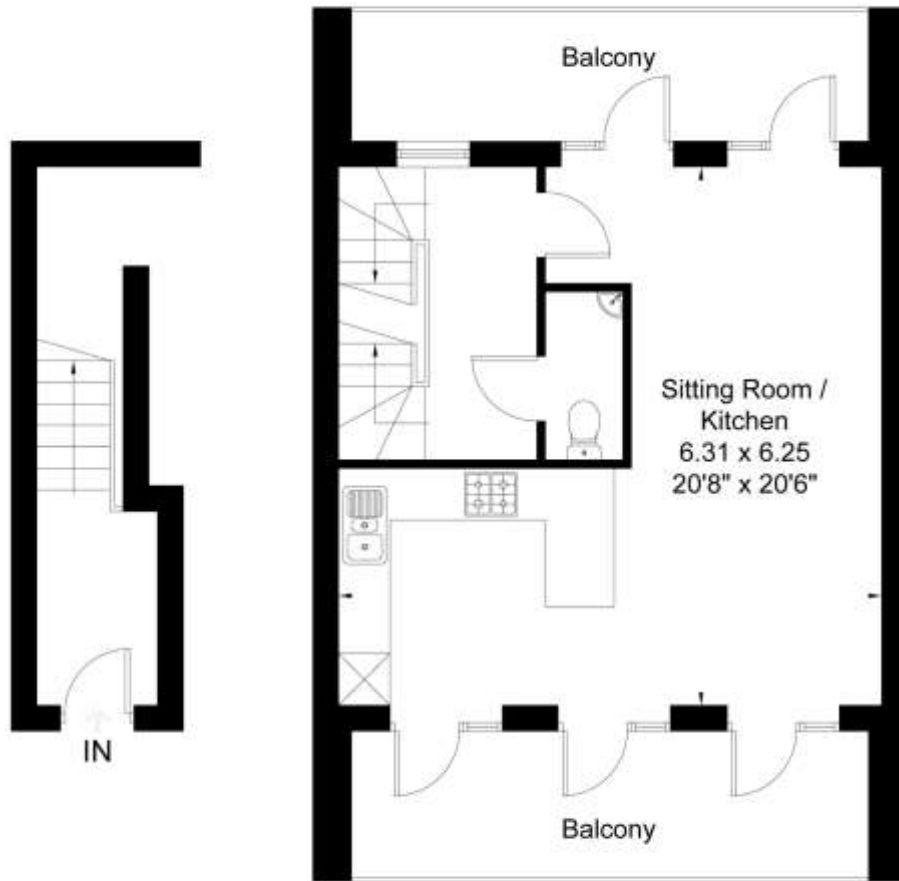
Classification L2 - Business Data



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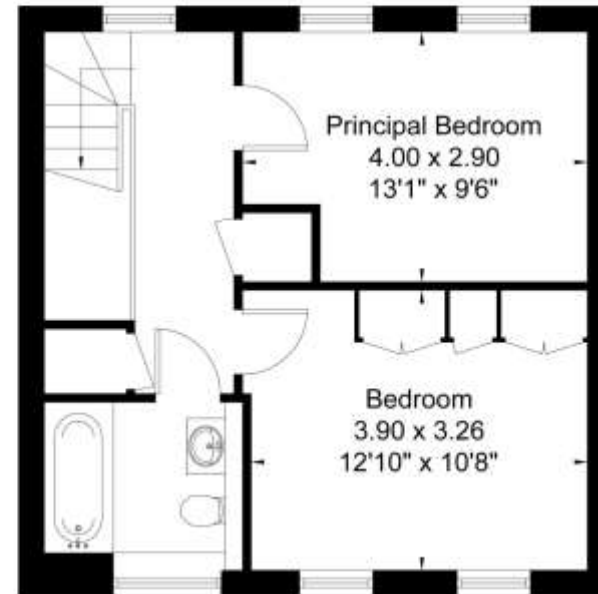
Bayldon Square, York, YO23  
Approximate Area = 916 sq ft / 85.1 sq m



Ground Floor

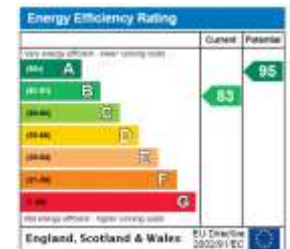


First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards  
fourwalls-group.com 309033



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