



**HALLMARK HOUSE, JOSEPH TERRY GROVE, YORK**  
OFFERS OVER £300,000

**Carter Jonas**



# HALLMARK HOUSE, JOSEPH TERRY GROVE, YORK, YO23 1PX

Situated in a prime location close to local amenities, transport links, and green spaces, this property offers the perfect balance of city living and peaceful surroundings. Ideal for first-time buyers, young professionals, or investors looking for a rental opportunity. Located on the edge of the iconic Chocolate Works development, Hallmark House offers luxurious modern living amongst particularly green and leafy surroundings.

Offered at an attractive price with no above chain, this charming two-bedroom apartment is located in the sought after area of York. It enjoys views over the communal gardens and trees lining neighbouring Bishopthorpe Road. and has the added advantage of a garage.

Designed to a high specification with modern living in mind, the bright, open-plan accommodation boasts superior quality fittings, it has a spacious living room from which sliding doors lead out to a spacious balcony. The fitted kitchen has built in appliances, there are two generously sized bedrooms, one of which being en-suit, and a further bathroom.

The garage provides private and convenient parking for a vehicle or could be utilised as a useful storage facility.

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.

Do not miss the chance to own this delightful apartment in a desirable location.

Services – Main Gas, Mains Electric, Mains Drainage

EPC B  
City of York Council  
Council Tax Band E

Latest Service charge - £2,003 pa  
Ground Rent £250 pa

**TENURE** Leasehold

**LOCAL AUTHORITY** North Yorkshire Council

**COUNCIL TAX BAND** E

**EPC BAND** B

**A modern two-bedroom apartment in Hallmark House with a balcony, garage, and scenic views. Ideally located near Bishopthorpe Road and York Racecourse. Ideal for professionals, first-time buyers, or investors and with no onward chain.**











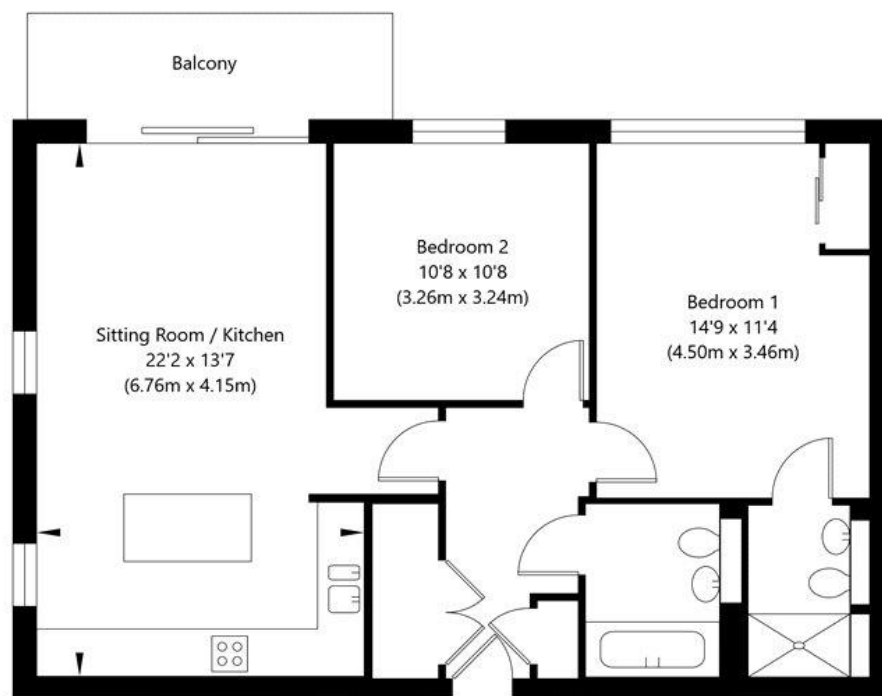


# Hallmark House, The Chocolate Works, York, YO23 1PX

APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House - 769 SQ FT / 71.43 SQ M

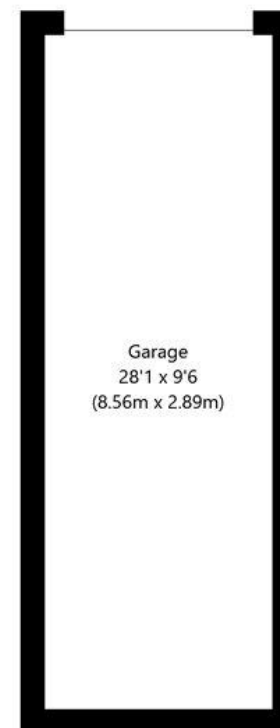
Total - 1035 SQ FT / 96.17 SQ M



Second Floor



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
All Measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		83	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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