



16 ROBERT STREET, YORK
OFFERS OVER £600,000

Carter Jonas

16 ROBERT STREET, YORK, YO23 1PS

Situated in the popular Chocolate Works development, number 16 Robert Street is a modernised and practical townhouse which was designed by David Wilson Homes and benefits from driveway parking and a garage.

Built to a high specification, the accommodation is contemporary in style and fitted with top quality appliances. The layout is versatile and practical for modern living, with an open plan kitchen-diner on the ground floor leading out to the landscaped garden which is ideal for entertaining and enjoys a private aspect. On the ground floor there is a large garage which has been partitioned off to create a utility room. The three double bedrooms are all a good size with the principle benefitting from an ensuite shower room in addition to the family bathroom.

The whole house is flooded with natural light, most rooms benefitting from full height windows. In addition to the west facing rear garden there is also a east facing terraced balcony accessed from the first floor living room, this private space also benefits from an electric awning creating a perfect space for al fresco dining. To the front of the house there is a driveway providing parking which is in addition to the garage.

The Chocolate Works is in close proximity to York racecourse, the Knavesmire, 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.

TENURE Freehold

LOCAL AUTHORITY

EPC BAND B

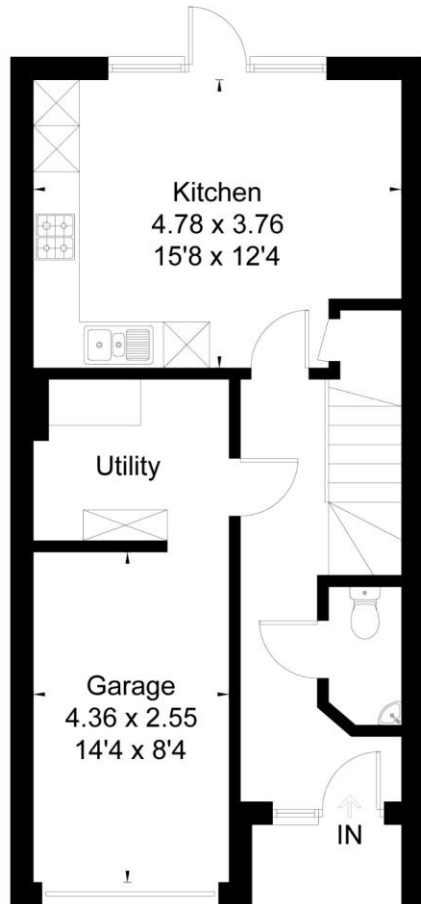
A CONTEMPORARY 3 BEDROOM TOWNHOUSE WITH PARKING, GARAGING AND A GARDEN, SITUATED IN A PEACEFUL DEVELOPMENT ADJACENT TO YORK RACECOURSE.



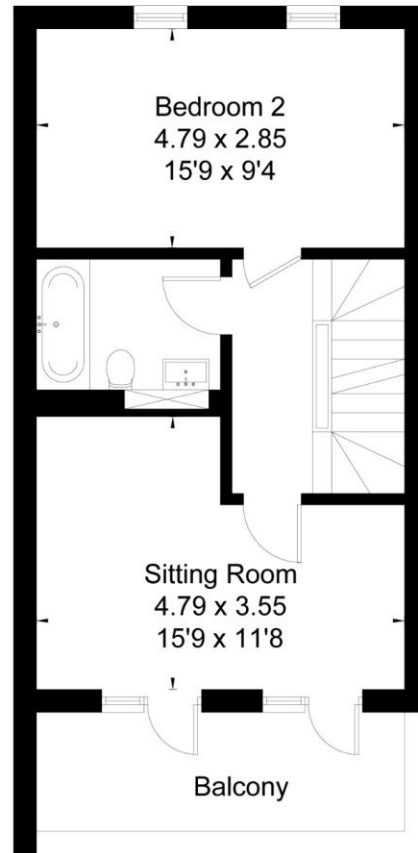




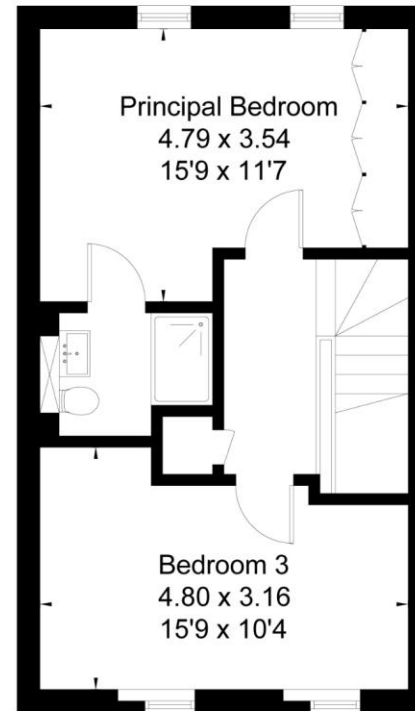
Robert Street York, YO23
 Approximate Area = 1410 sq ft / 131.0 sq m
 (Including Garage)



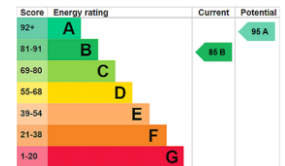
Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99974

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