



**19 BAYLDON SQUARE, YORK, YO23**  
**£385,000**

**Carter Jonas**



# BAYLDON SQUARE, YORK, YO23 1PT

19 Bayldon Square is an immaculately presented maisonette situated within the award-winning development of The Chocolate Works, within close proximity to The Knavesmire and the racecourse. The maisonette is arranged over two floors with its own private entrance and has glazing on both sides, affording excellent natural light throughout. The property has been finished to a high standard and offers a neutral décor scheme for easy personalisation, with a sleek fully-fitted kitchen and a contemporary bathroom being particularly attractive features.

The accommodation extends to about 85 sq m/916 sq ft in total over three floors, including the ground floor entrance. On the first floor, the landing has a cloakroom with w.c. and leads to a stunning open plan sitting room/dining room and kitchen with balconies on both the north-east and south-west elevations meaning all-day natural light and lovely views over the green spaces below, as well as the Terry's Chocolate Orange monument. The kitchen has a number of integrated appliances including a wine cooler.

On the second floor there are two good-size double bedrooms, a bathroom and two utility cupboards providing space for laundry machines.

The Chocolate Works is situated within attractive landscaped communal gardens, which feature a number of monuments dedicated to the area's chocolate-making past. The property further benefits from two separate balconies with space for garden furniture, as well as allocated parking

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.

**EPC BAND B**

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







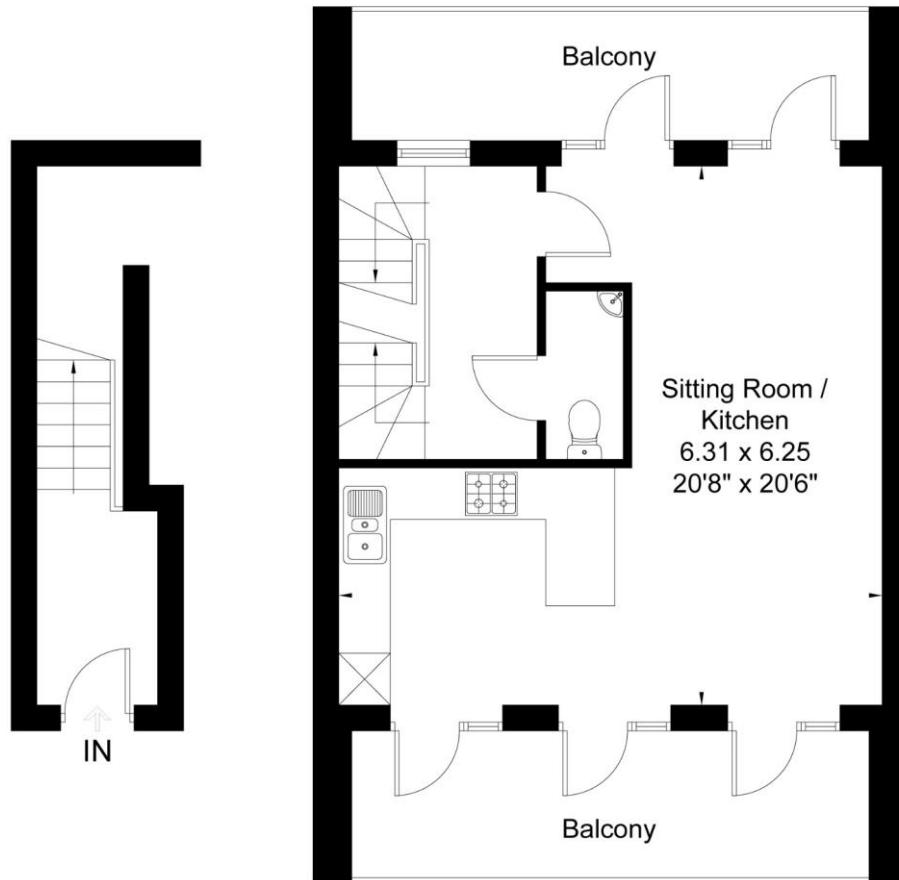
Classification L2 - Business Data



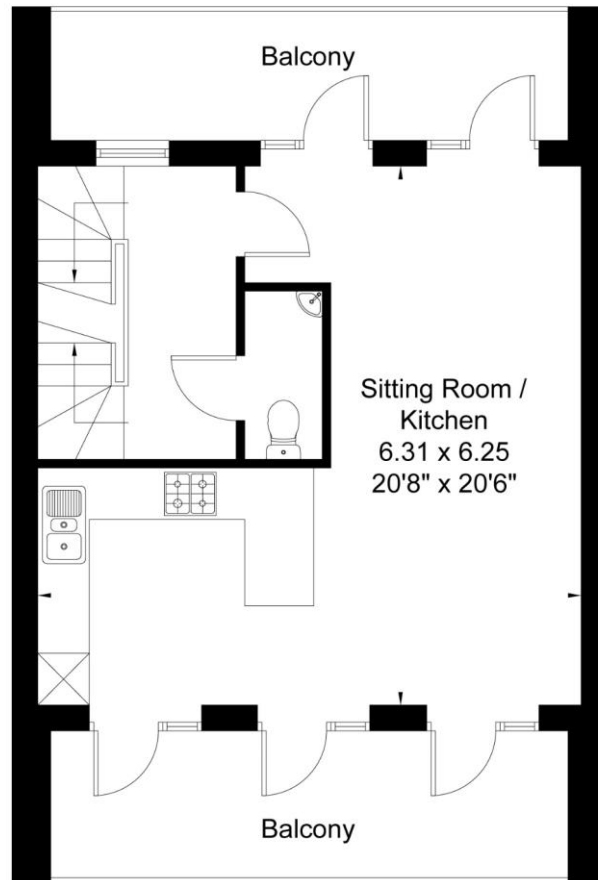


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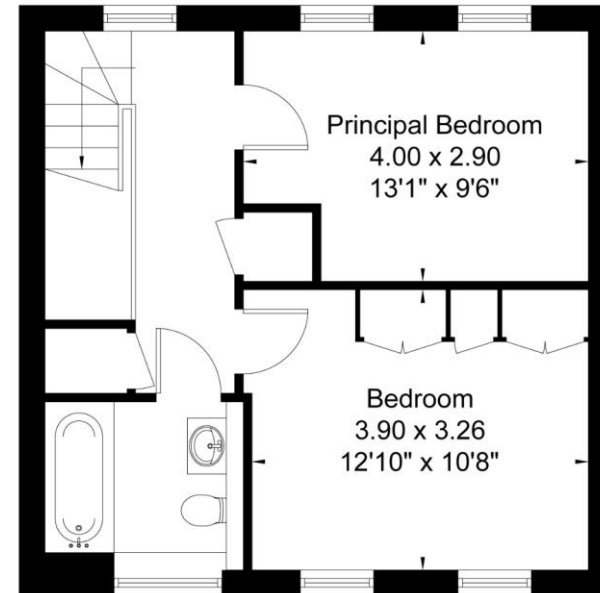
Bayldon Square, York, YO23  
Approximate Area = 916 sq ft / 85.1 sq m



Ground Floor



First Floor



Second Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(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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