



MEDALLION HOUSE ,JOSEPH TERRY GROVE, YORK.
£335,000

Carter Jonas

JOSEPH TERRY GROVE, YORK YO23 1FL

Offered with no above chain and residents parking, this modern third floor leasehold apartment boasts ample natural light and elevated views.

This stylish residence provides contemporary living, strong energy efficiency and excellent access to local amenities, and presents an appealing opportunity for a variety of buyers.

Set within the desirable 'Chocolate Works' development, 57 Medallion House was built in 2020, benefits from high quality contemporary construction and an EPC rating of B.

The heart of the home is a bright, spacious open plan living, dining and kitchen area, where the modern kitchen is fully fitted with integrated appliances and generous worktop space, creating a perfect environment for everyday use.

Double sliding doors flood the space with natural light and open onto a south facing private balcony with views towards the York Racecourse offering an inviting outdoor spot to relax.

Two well-proportioned double bedrooms, including a main bedroom with its own ensuite shower room are complimented by a separate house bathroom that serves guests and the second bedroom.

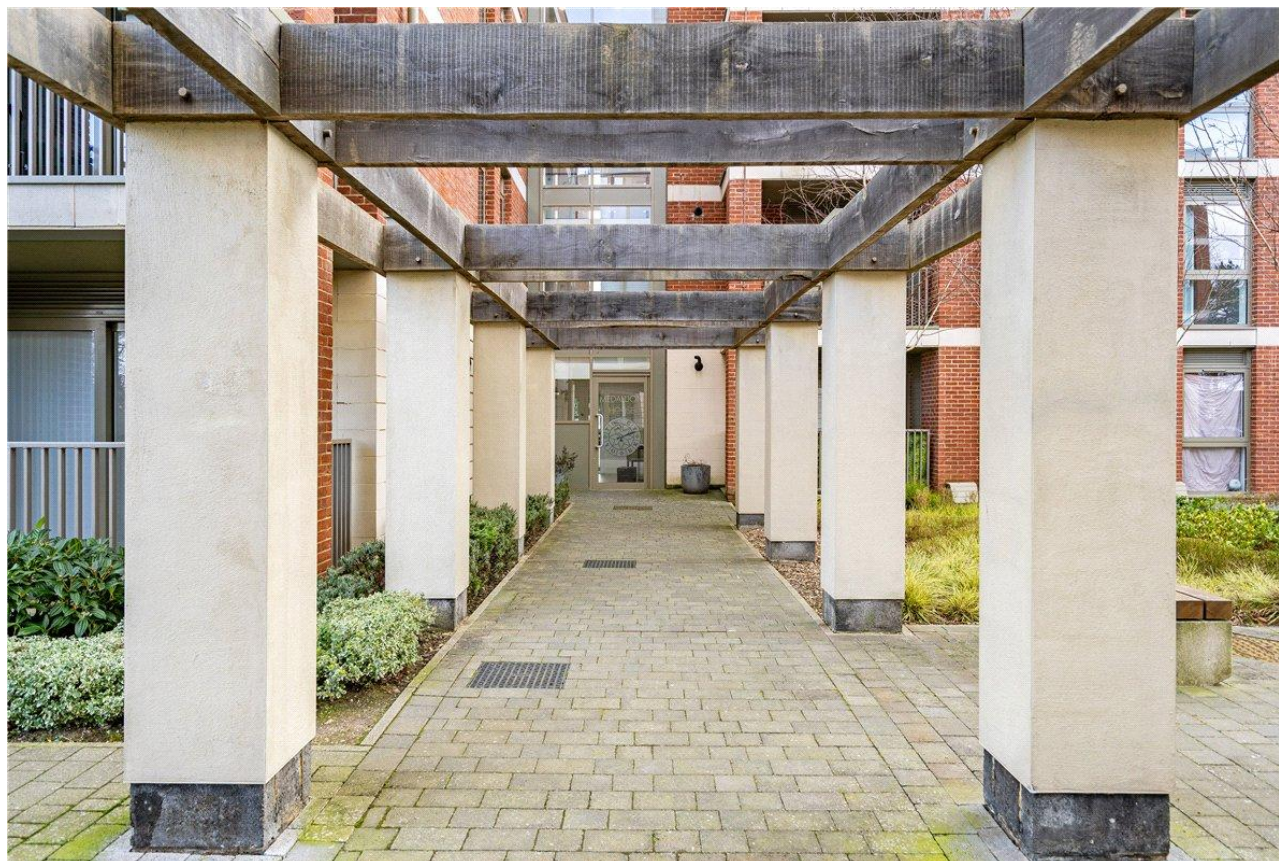
Positioned in a neighbourhood with exceptional access to education and transport links—including nearby National Rail services—the property offers a superb blend of comfort, convenience, and lifestyle appeal.

TENURE Leasehold

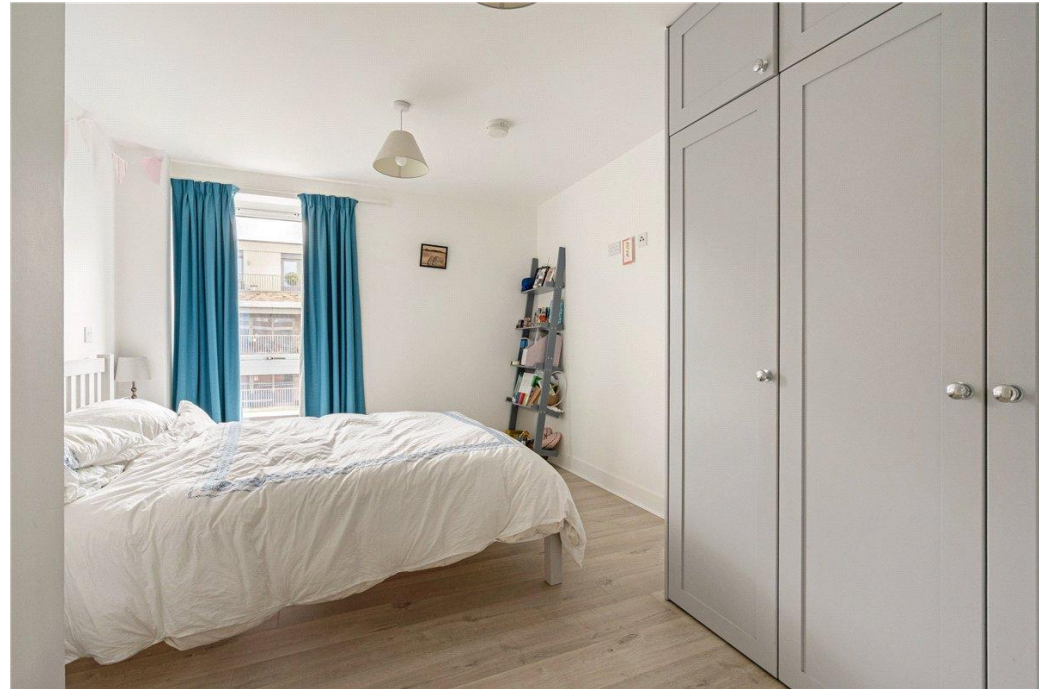
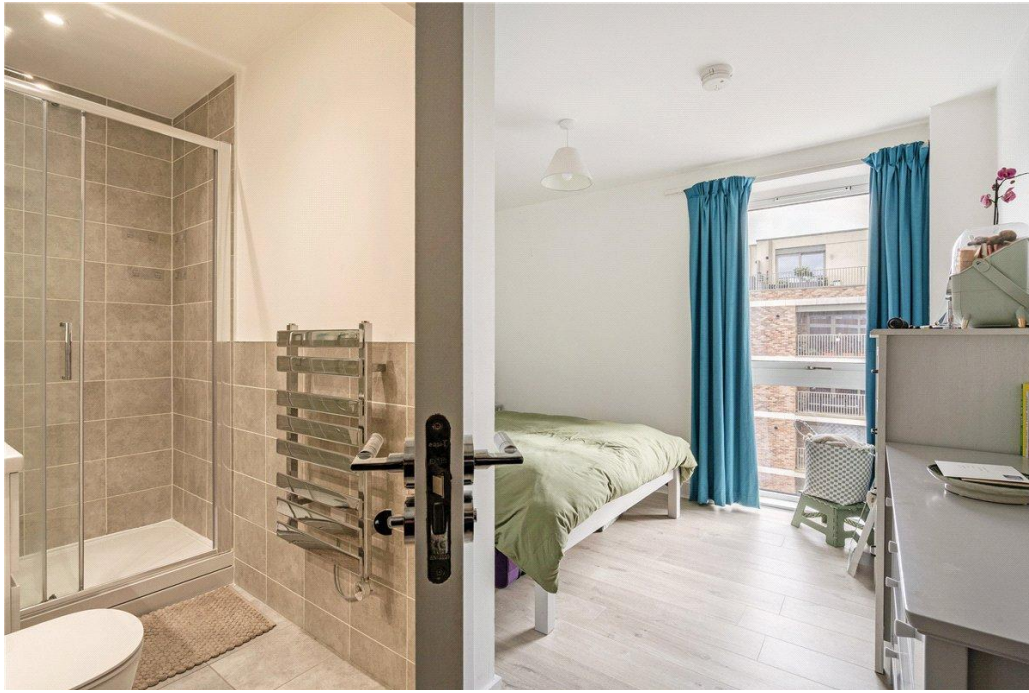
LOCAL AUTHORITY York City Council

EPC BAND B

SET WITHIN THE DESIRABLE 'CHOCOLATE WORKS' DEVELOPMENT ON JOSEPH TERRY GROVE DEVELOPMENT, 57 MEDALLION HOUSE IS AN IMPRESSIVE 2 BEDROOMED THIRD FLOOR APARTMENT WITH SOUTH FACING BALCONY WITH ELEVATED VIEWS TOWARDS YORK RACECOURSE AND BENEFITTING FROM ALLOCATED PARKING . IT BOASTS GENEROUS PROPORTIONS AND MODERN BUILD QUALITY, IN A HIGHLY SOUGHT AFTER SETTING.







Joseph Terry Grove York, YO23
 Approximate Area = 787 sq ft / 73.1 sq m



Third Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 #104828

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