

































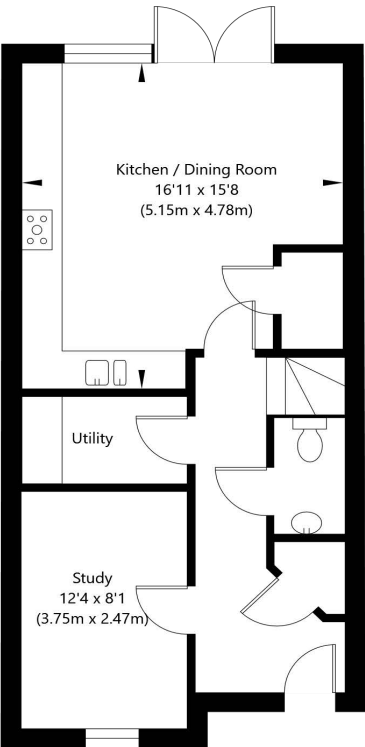




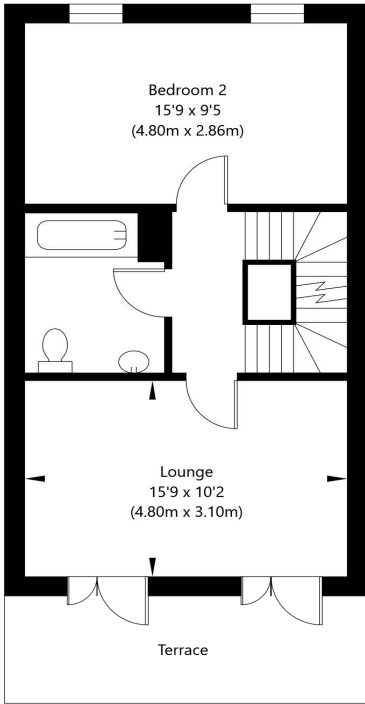




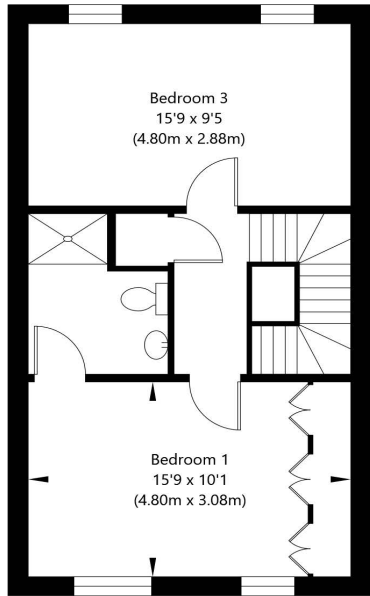
Bayldon Square, York, YO23 1PT



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 529 SQ FT / 49.16 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 452 SQ FT / 42 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 452 SQ FT / 41.95 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1433 SQ FT / 133.11 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**01904 500455**

info@lancastersamms.co.uk

www.lancastersamms.co.uk

**LANCASTER  
SAMMS**

An immaculately presented and spacious modern three double bedroom townhouse arranged over three floors in the very popular and attractive development at 'The Chocolate Works', close to York Racecourse and the award winning 'Bishy Road'. The property is situated with views onto the central square and has a south facing garden and so boasts one of the most enviable positions available.

The entrance hallway with WC and useful storage cupboard provides access to the study (ideal for those who are working from home), a flexible space which is also large enough to be used as a snug/sitting room or dining space.

Also off the hallway is an invaluable utility room and, at the rear, a wonderful dining kitchen with matching wall & base units featuring a full complement of appliances including double oven, microwave, induction hob, dishwasher & fridge freezer. French doors provide access onto the sunny south facing rear garden.

Stairs from the entrance hallway lead to a first floor landing off which is the light & airy lounge with two sets of French Doors onto a spacious terrace, overlooking the square. Also situated on the first floor is the second bedroom with large double windows and served by a contemporary family bathroom.

Stairs continue to the second floor where there are two further bedrooms including The Master with built in storage and generously proportioned en-suite shower room. The third bedroom is a nicely proportioned double bedroom overlooking the rear elevation.

Externally, the front of the property overlooks attractive and immaculately maintained communal square gardens. To the rear is a south facing, garden with fenced boundaries, artificial lawn for ease of maintenance, and useful timber shed. The property also has allocated parking for one vehicle, with further visitor parking available.

Exciting new amenities will be opening on site in the near future. These include a Co-op convenience store, Dental Practice and coffee shop. For families, located a couple of minutes away on foot is a wonderful purpose-built play area for those with young children.

In summary, a superb modern townhouse with south facing garden, which offers spacious and versatile living accommodation.

#### LOCATION

Positioned between Tadcaster Road and Bishopthorpe Road the property lies close to the large public open space of the Knavesmire, home to York's famous racecourse, offering an almost unlimited area of recreational space. The area boasts an excellent range of facilities and amenities including Public Houses, cafes, convenience stores, local businesses as well regarded state and independent schooling.

The property is well situated for quick and easy access not only to the city centre but also to the main A64 York - Leeds dual carriageway which lies to the south, thereby making the property readily accessible to many of the main centres in the region. Within easy reach is the main line railway station from where there are frequent services to London (King's Cross), Edinburgh and Newcastle. York city centre is easily reachable on foot or bike.

#### COUNCIL TAX

City of York Council Tax Band F - £2675.76 for 2022/2023