



2 Banks Drive, The Chocolate Works,
York, North Yorkshire YO23 1PQ

Guide Price £325,000


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Bishops Personal Agents offer for sale a stylish two bedroom coach house apartment, situated in the very popular Chocolate Works development, just off Bishopthorpe Road in York, within this highly regarded residential area of South Bank on the edge of York. In the grounds of the former Terry's Chocolate factory, this fabulous property is in perfect condition and is ideally situated with Southern side facing balcony. The apartment itself is accessed through a gated courtyard with, shared by only four with its own allocated parking space. Inside it has a lovely open plan living space with lots of natural light and has been finished to a high standard. On entering the apartment through a private entrance hall, with a storage cupboard, we lead up the stairs into the spacious open plan living room with double glazed windows and sliding doors, with lots of natural light flooding through and onto the spacious balcony. The stylish kitchen area, with breakfast bar, has an extensive range of fitted units with matching work surfaces and a full range of built-in appliances. Also within the apartment we find lots of storage in the built in cupboards. The master bedroom with built in wardrobes and the second double bedroom has views over the courtyard and parking area. The bathroom with a contemporary suite completes the apartment. Perfectly located for York race course, riverside walks, the award winning and very popular Bishy Road shops and cafe bars and the York city centre, The Chocolate Works, provides a unique opportunity to enjoy life in this peaceful corner of a beautiful and vibrant city. An early viewing is highly recommended not to miss out, on this fantastic apartment!

The Chocolate Works just off Bishopthorpe Road is delightfully situated in this highly desirable area being just over a mile away from York city centre. The area also benefits from an excellent range of local amenities, including the very popular shopping parade on Bishopthorpe Road "Bishy Road", Rowntree's Park, the Knavesmire and provides easy access to the A64 and northern ring road. The popular Knavesmire Primary School is just a short walk with further well renowned schools in the area. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Entrance with storage cupboard. Stairs to the first floor.

Living Room

25' 11" x 13' 11" (7.89m x 4.24m) At longest points Fabulous bright and spacious living area with double glazed sliding doors and windows to the rear aspect and balcony, built in cupboard and alcove cupboard, tv*, telephone points* and radiators*. Opening to...

Kitchen Area

10' 9" x 10' 9" (3.27m x 3.27m)

Superb contemporary kitchen with an attractive range of white base and wall mounted units with matching work preparation surfaces over, inset sink and drainer with mixer taps, integral appliances include electric oven*, induction hob hob*, extractor fan*, dishwasher*, washing machine*, fridge/freezer* and wine cooler*, down lighting and breakfast bar.

Bedroom 1

13' 6" x 11' 5" (4.11m x 3.48m)

Double glazed windows to rear aspect, built in wardrobes and radiator*.

Bedroom 2

11' 6" x 10' 1" (3.50m x 3.07m)

Double glazed windows to rear aspect and radiator*.

Bathroom

9' 9" x 5' 6" (2.97m x 1.68m)

A four piece contemporary white suite, comprising: Shower cubical with mains shower over*, bath with mixer taps, low level wc, wash hand basin with mixer tap, extractor fan*, down lighting and heated towel rail*.

Outside

To the rear of the property is an allocated, secure parking space, accessed through a gated courtyard.

Tenure

We have been informed by the vendor that the property is leasehold with a 999-year lease which commenced in 2019. Current service charge £778.59 and the ground rent £350 per annum, which includes building insurance and maintenance of communal areas. Reviewed Annually. The council tax is band E. This apartment can be let, but not as a holiday let. Pets are allowed. Details which should be checked at the time of purchase by a solicitor.

Agents Note

Epc rating B, Council tax band E.

Broadband supplier: BT.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Good Energy.

Electricity supplier: Good Energy.







Energy performance certificate (EPC)

2, Banks Drive
YORK
YO23 1PQ

Energy rating

B

Valid until: **23 May 2026**

Certificate number: **0547-3844-7952-9826-2925**

Property type

Detached house

Total floor area

73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Bishops Personal Agents

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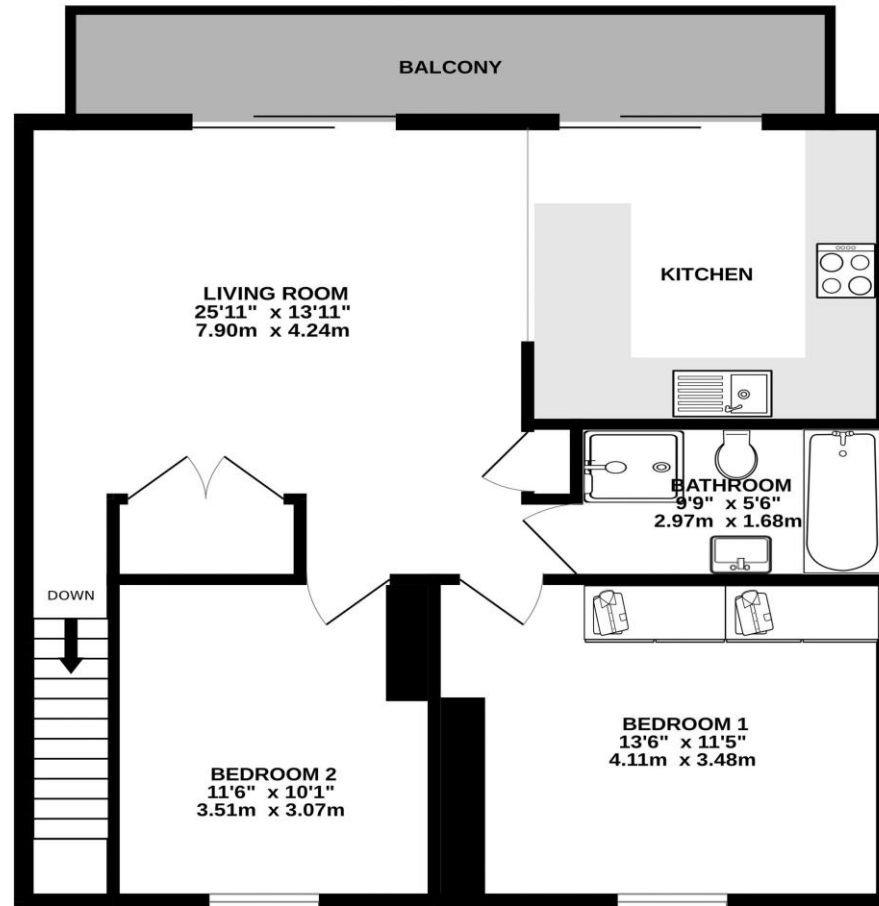
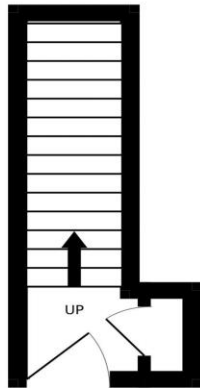
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ENTRANCE
50 sq.ft. (4.6 sq.m.) approx.

FIRST FLOOR
701 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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