



**APARTMENT 11, THE RESIDENCE, BISHOPTHORPE ROAD**  
£425,000

**Carter Jonas**



## APARTMENT 11, THE RESIDENCE, BISHOPTHORPE ROAD, YORK, YO23 1DQ

Forming part of the much-admired Grade II listed former Terry's Chocolate Factory, this beautifully appointed ground floor duplex apartment combines historic character with refined contemporary living. Enjoy a townhouse feel with generous accommodation arranged over two floors, making it equally well suited as a stylish main residence or an elegant low-maintenance lock-up-and-leave home.

The apartment is centred around an open living space with direct access to a private, south-facing patio, creating a seamless connection between indoor and outdoor living. The kitchen is fully integrated with high-quality Neff appliances, while underfloor heating runs throughout the property, enhancing both comfort and efficiency. Upstairs, two well-proportioned double bedrooms both benefit from fitted wardrobes, with the principal bedroom enjoying an en-suite shower room. Bathrooms are finished with sleek contemporary tiling and Villeroy & Boch sanitary ware, reflecting the quality found throughout the apartment.

Residents benefit from a concierge service, beautifully maintained communal gardens, access to communal bike sheds and two allocated private parking spaces. The property is offered with no onward chain.

Situated within a peaceful setting yet conveniently placed for York city centre, the mainline station and road links, this magnificent building offers a rare opportunity to enjoy refined living within one of the city's most distinctive and historic developments.

**TENURE** Leasehold

**LOCAL AUTHORITY** City of York Council

**COUNCIL TAX BAND** E

**EPC BAND** B

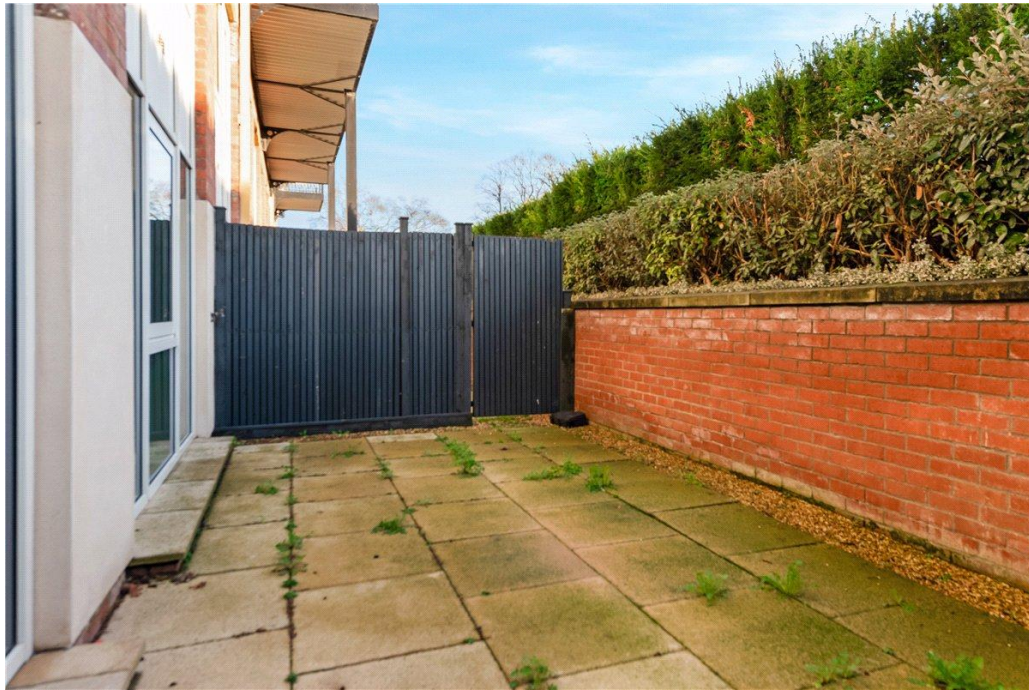
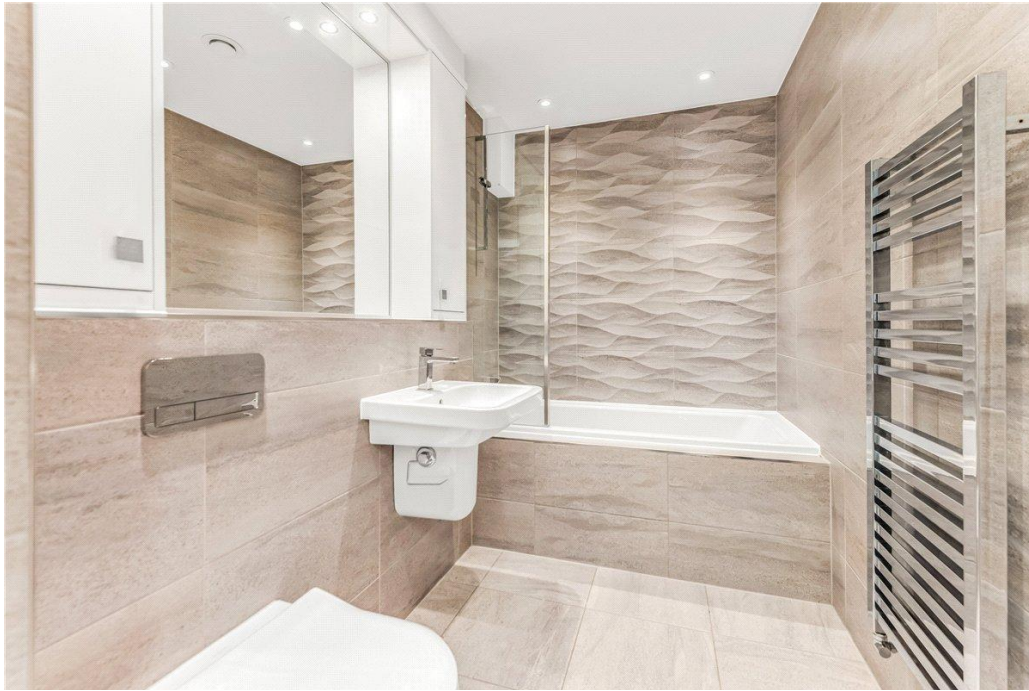
**A STUNNING DUPLEX APARTMENT IN THIS ICONIC BUILDING; THE PROPERTY ENJOYS A SPACIOUS SOUTH FACING COURTYARD GARDEN, 2 ALLOCATED PARKING SPACES AND A CONCIERGE SERVICE.**





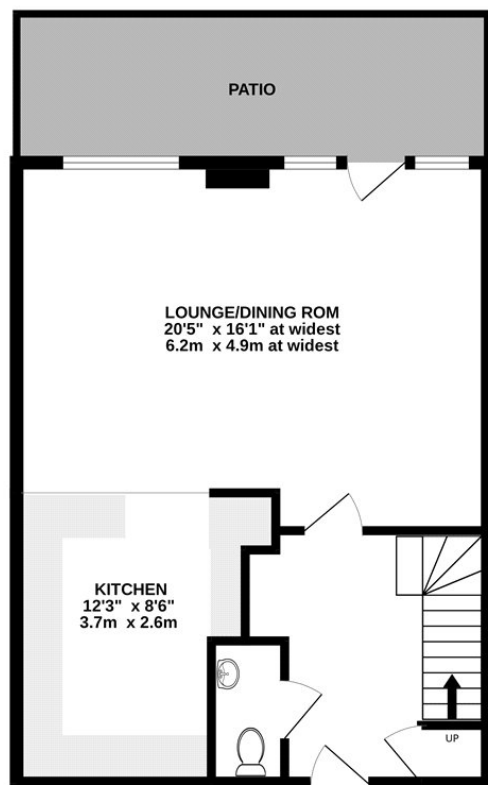




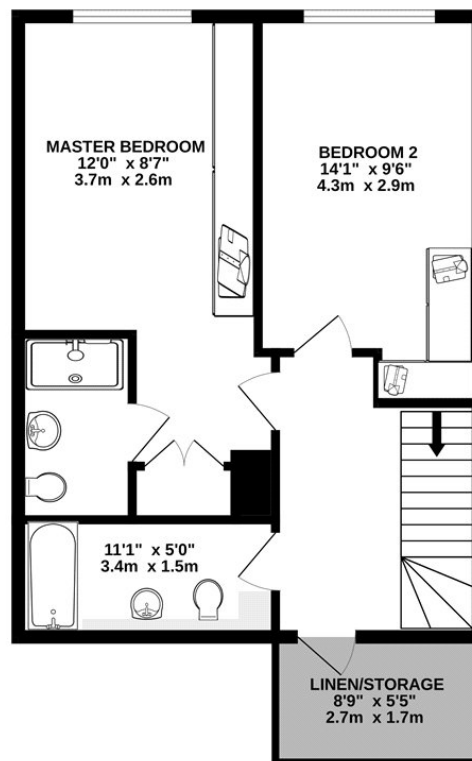




GROUND FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	83 B	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Classification L2 - Business Data