



MEDALLION HOUSE, JOSEPH TERRY GROVE, YORK
Guide Price £320,000

Carter Jonas

JOSEPH TERRY GROVE, YORK, YO23 1FL

Set within the desirable Joseph Terry Grove development, Medallion House is an impressive two bedroomed first floor apartment offering well designed living space. It boasts generous proportions and modern build quality, in a highly sought after setting.

Offered with no above chain and residents' parking, this modern first-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, 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.

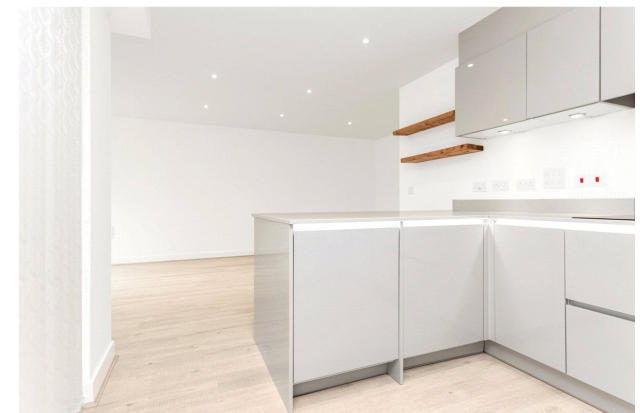
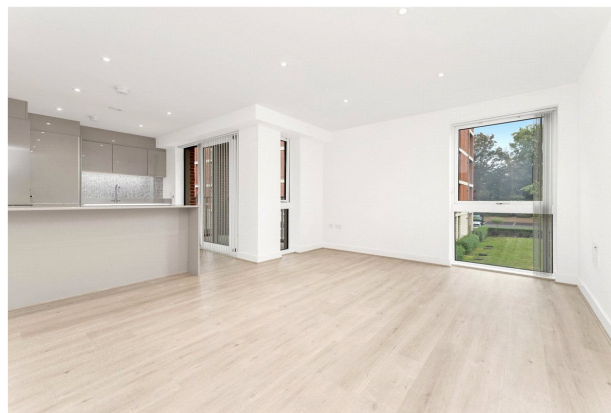
Positioned in a neighbourhood with exceptional access to education and transport links—including nearby National Rail services—the property offers a superb blend of comfort, convenience, and lifestyle appeal.

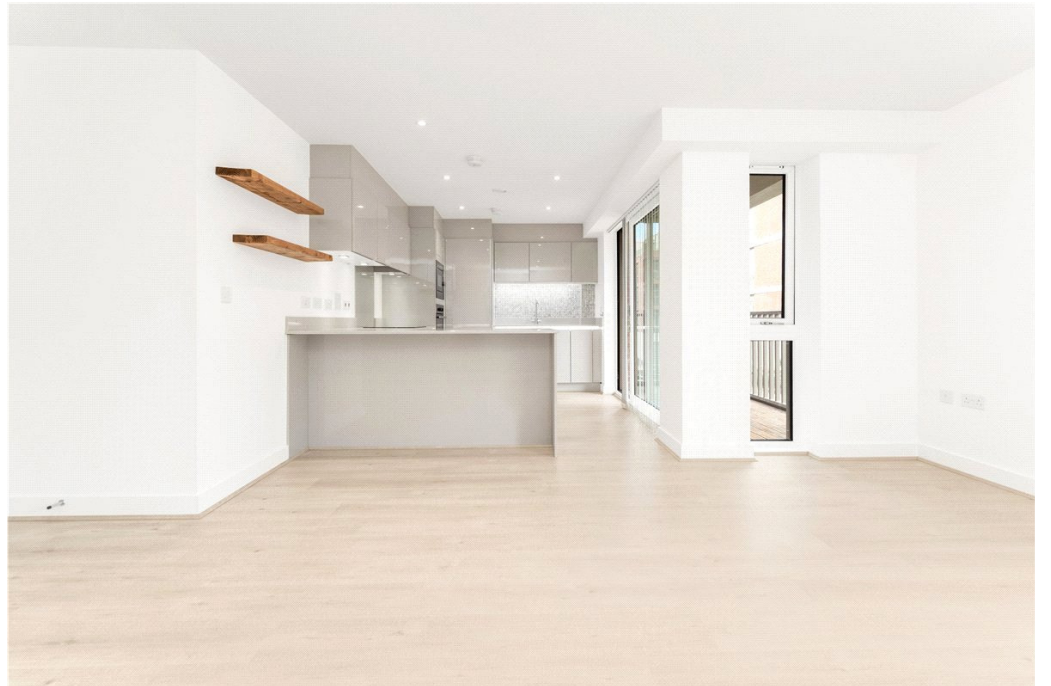
TENURE Leasehold

LOCAL AUTHORITY City of York Council

EPC BAND B

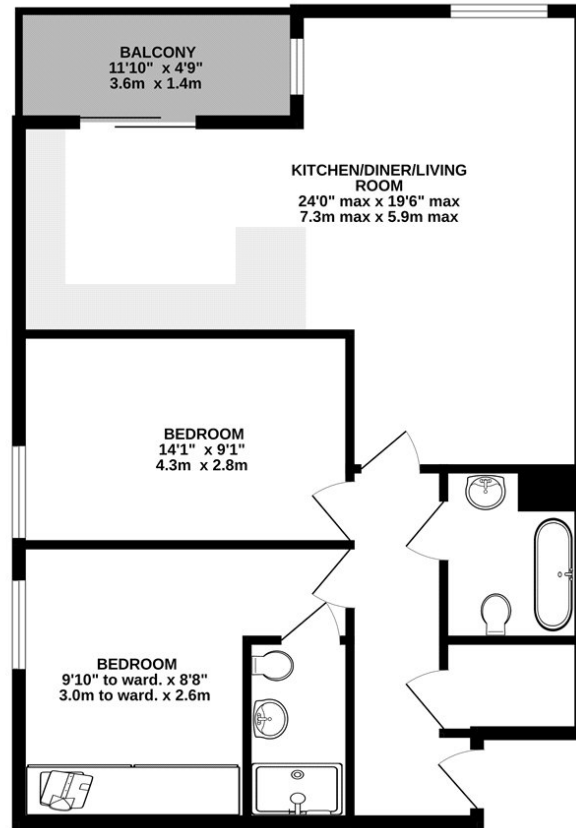
SET WITHIN THE DESIRABLE JOSEPH TERRY GROVE DEVELOPMENT, MEDALLION HOUSE IS AN IMPRESSIVE TWO BEDROOMED FIRST FLOOR APARTMENT OFFERING WELL DESIGNED LIVING SPACE.







GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	25 B	25 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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