



**5 HALLMARK HOUSE, JOSEPH TERRY GROVE**  
Offers Over £285,000

**Carter Jonas**

# JOSEPH TERRY GROVE, YORK, YO23 1PX

Offered with no above chain, this is a superbly appointed first-floor apartment presented in excellent condition throughout and has beautifully balanced, modern accommodation with the rare advantage of a substantial garage positioned just steps away from the apartment.

The standout feature is the impressive 20 ft open-plan living kitchen, a wonderfully light and sociable space designed around modern living. Flooded with natural light from full-height glazing, including large sliding doors, the room opens directly onto a private balcony, creating an ideal setting for morning coffee or alfresco dining. The kitchen is particularly well presented, fitted with a smart range of units which were recently upgraded, and a comprehensive suite of integrated appliances including a dishwasher, ceramic hob, oven and built-in microwave.

The apartment offers two genuine double bedrooms, with the principal bedroom benefitting from excellent built-in wardrobe storage and a well-proportioned en suite shower room. The second bedroom is served by the stylish house bathroom, accessed from the central hall.

Practical features have been thoughtfully incorporated, with the hallway offering excellent built-in storage, including a utility cupboard housing the washing machine, a further services cupboard, and an additional separate storage cupboard.

Further benefits include double glazing and modern electric heating, while externally the property is complemented by an exceptional garage measuring approximately 27 ft x 8 ft 9, located only a short walk from the apartment itself, making it ideal for secure parking, bikes, or valuable additional storage.

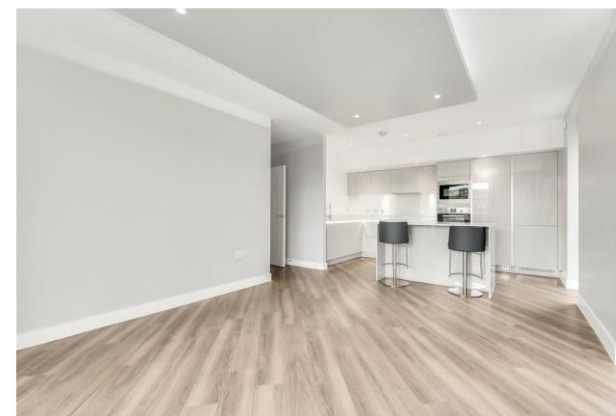
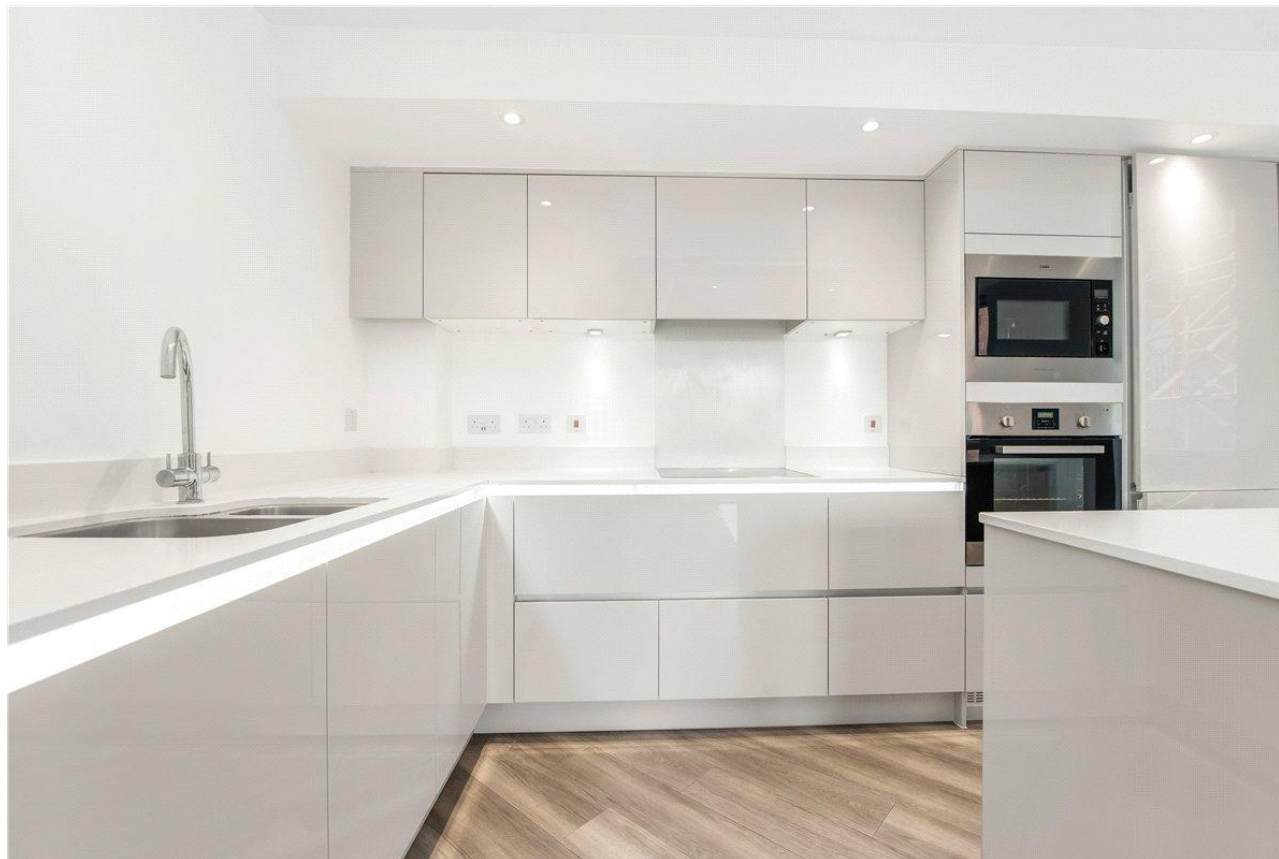
A particularly well-finished apartment that will appeal to professionals, first time buyers, downsizers, and buyers seeking secure, low-maintenance living in a highly convenient setting.

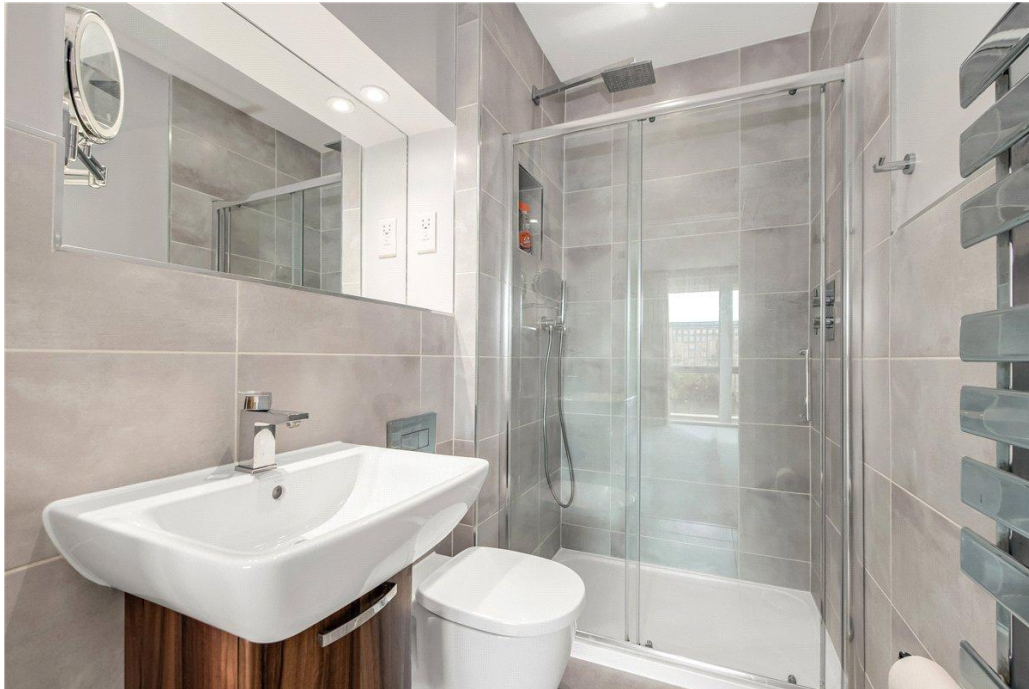
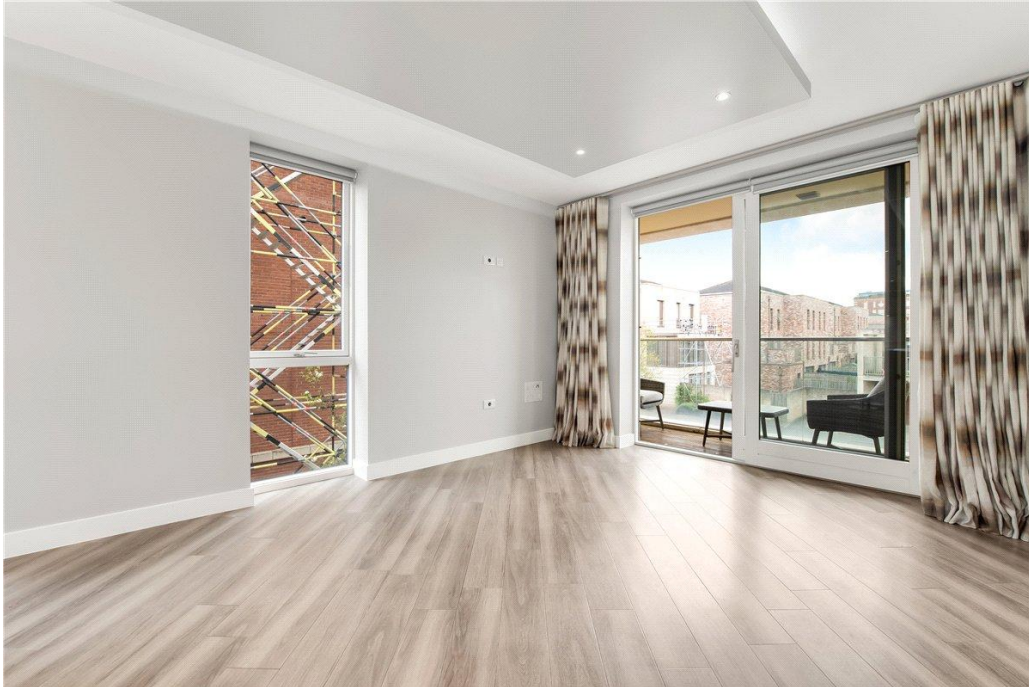
**TENURE** Leasehold

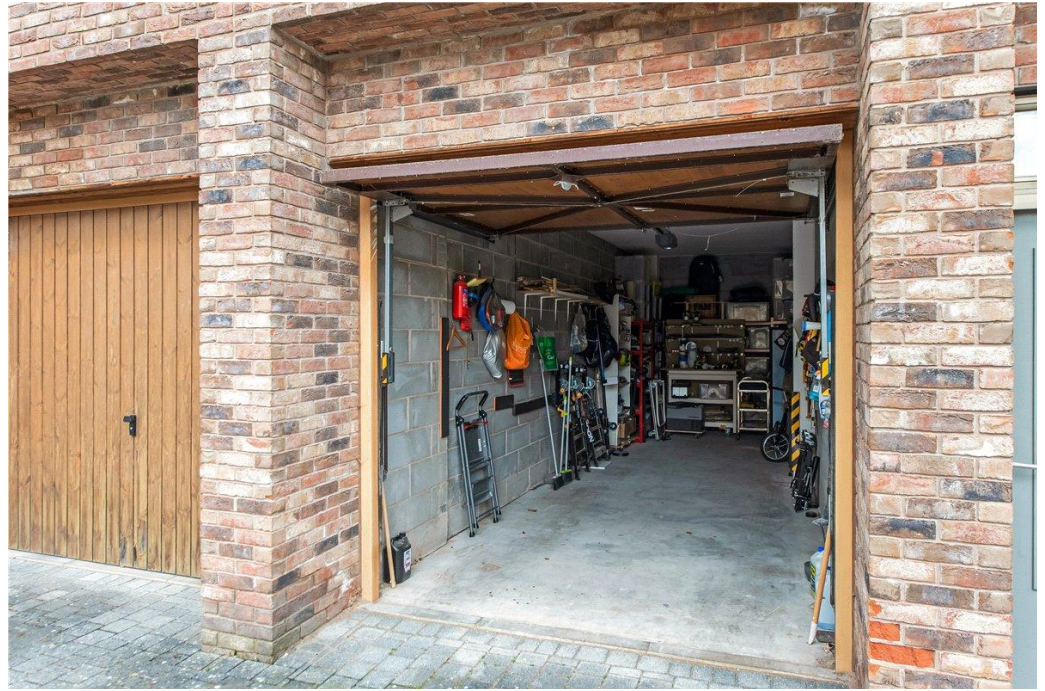
**LOCAL AUTHORITY** York City Council

**EPC BAND** To be confirmed

**OFFERED WITH NO ABOVE CHAIN. SUPERBLY PRESENTED FIRST-FLOOR APARTMENT WITH AN EXCEPTIONAL 20 FT OPEN-PLAN LIVING KITCHEN /LOUNGE WITH A PRIVATE BALCONY, MASTER BEDROOM WITH EN SUITE, A FURTHER DOUBLE BEDROOM AND BATHROOM AND A SUBSTANTIAL GARAGE.**







# Hallmark House, Joseph Terry Grove, YO23

Approximate Gross Internal Area = 75.4 sq m / 812 sq ft  
Garage = 21.9 sq m / 236 sq ft  
Total = 97.3 sq m / 1048 sq ft

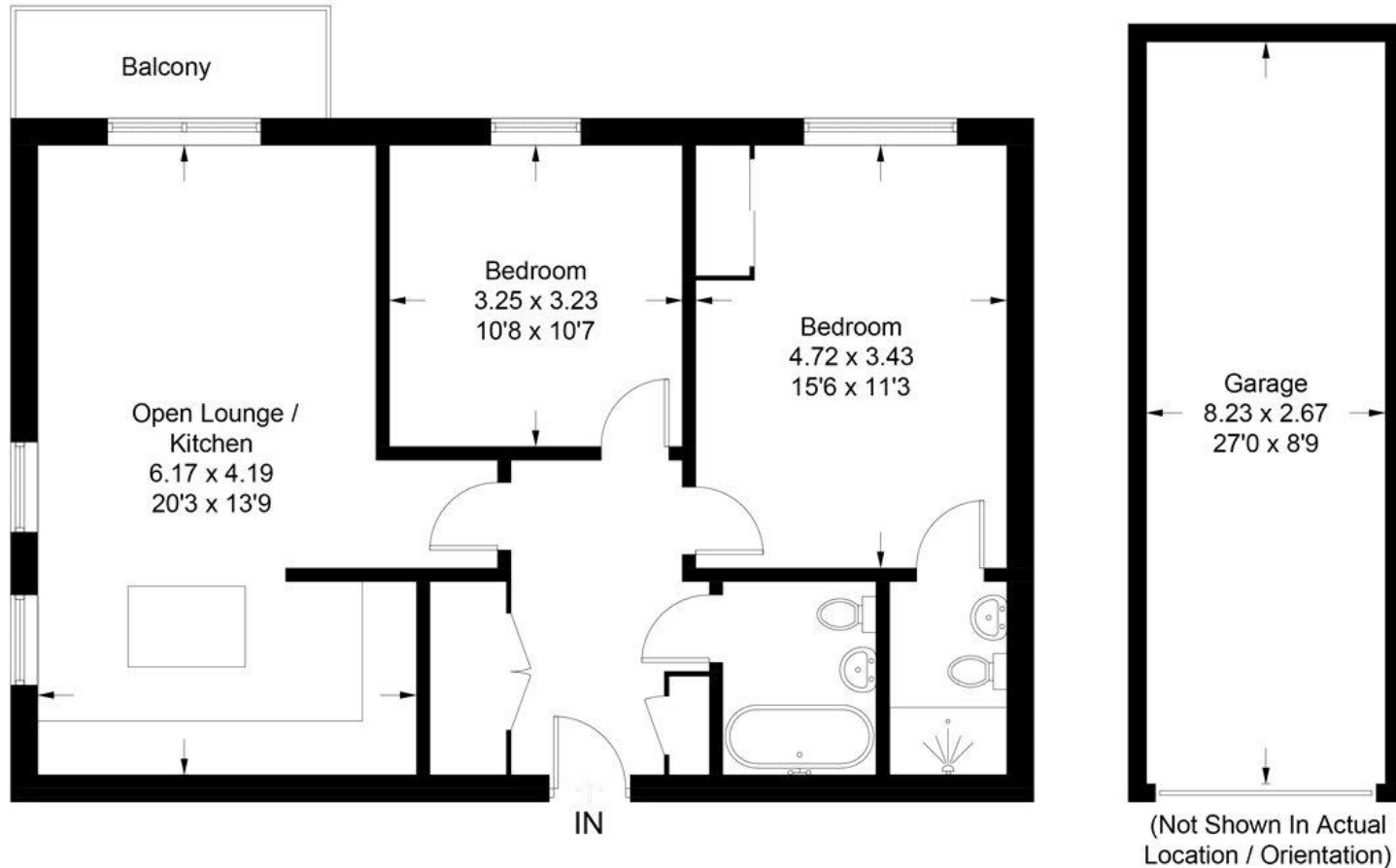


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