

# 4 BAYLDON SQUARE

YORK, YO23 1PT



A MODERN THREE-BEDROOM FAMILY HOME IN A NEW DEVELOPMENT CLOSE TO  
THE YORK RACECOURSE AND POPULAR BISHOPTHORPE ROAD.



York city centre 2.5 miles  
Railway Station 1.5 miles  
(all distances are approximate)

### **Accommodation and Amenities**

#### **Ground Floor**

Study, dining kitchen, utility, WC, cloakroom

#### **First Floor**

Sitting room with terrace, double bedroom and house bathroom

#### **Second Floor**

Master bedroom with ensuite and further double bedroom

#### **Outside**

Rear garden with access through to off street parking

#### **Introduction**

4 Bayldon Square is a family home occupying a good position overlooking a garden square at the centre of the Chocolate Works development by York Racecourse. The house offers diverse living space with a study and the dining kitchen forming the main living space to the ground floor, the kitchen benefitting from quality appliances and bi-folding doors to the rear garden.

The first floor sitting room is a good size and has its own outdoor terrace enjoying a view out over the garden square to the front of the property. The double bedroom has views across to the historic Terry's building which has been recently restored. The master bedroom and ensuite are found on the second floor of the property along with further



double bedroom.

Outside of the property is the communal garden square to the front, the private garden to the rear, where access is found to the off-street parking space for the property.

### **Schooling**

Within close proximity to the property are a number of highly regarded schools including Scarcroft Primary School, Millthorpe and All Saints. The Independent schools of St Peter's York, Bootham School and The Mount School for Girls are also easily accessible.

### **Environs**

Bayldon Square is only a short walk to 'Bishy Road' which is an extremely popular part of York and has in recent years been voted by The Times as "one of the UK's coolest places to live" and also voted 'Britain's best high street'. There are an abundance of shops, deli's and eateries on the doorstep, as well as all that the city centre of York has to offer being only a mile away. The knavesmire and York Racecourse are merely a stone throw away. For those that need to commute out of town the station is short walk away and car access on to the A64 is within a mile.

### **Additional Information**

#### **Services**

We are advised that the property has mains water, electric, gas and drainage.

#### **Local Authority**

York City Council  
West Offices, Station Rise, York YO1 6GA  
[www.york.gov.uk](http://www.york.gov.uk)

#### **Parking**

There is off street parking in a residents designated car park to the rear of the property.



## Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## Directions

Travelling into the Chocolate Works development from Campleshon Road, take the first left and then first right and you will see Bayldon Square in front of you to the left. 4 Bayldon Square is located on the run of houses that face you.

## Viewing

Strictly through the selling agent.

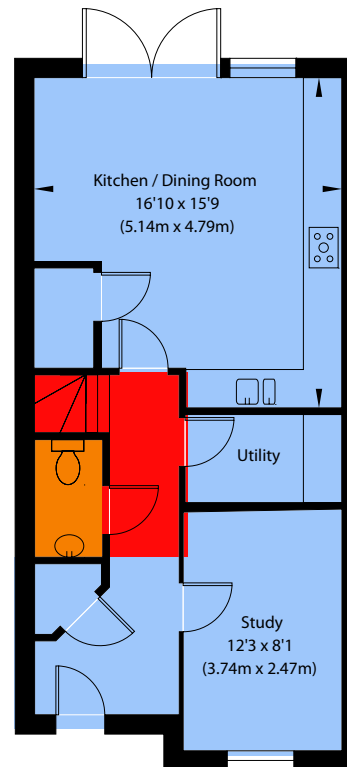
Croft Residential  
Pavilion 2000  
Amy Johnson Way  
York  
YO30 4XT

01904 238222  
charlie@croftresidential.co.uk  
www.croftresidential.co.uk

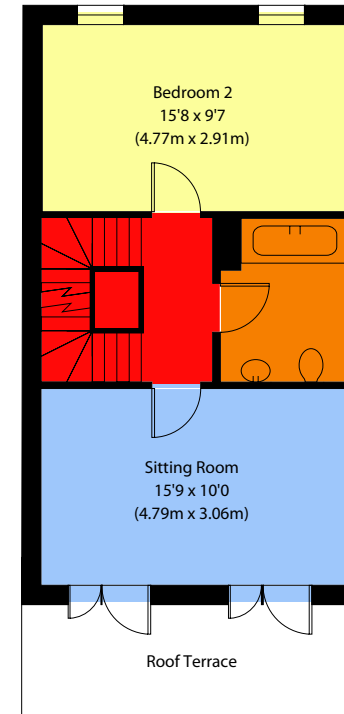
n.b Please note these images were taken when the property was furnished, which is no longer the case.

## 4 Bayldon Square, York, YO23 1PT

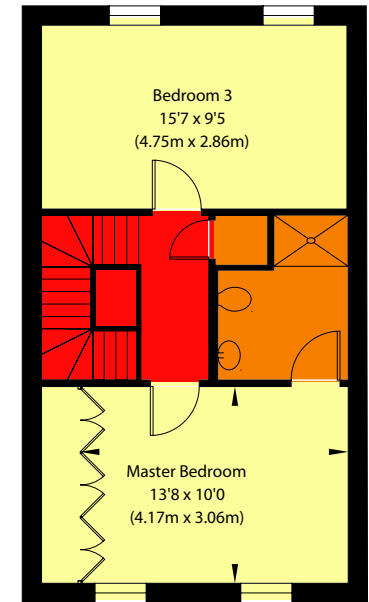
APPROXIMATE GROSS INTERNAL FLOOR AREA  
1419 SQ FT / 131.85 SQ M



Ground Floor

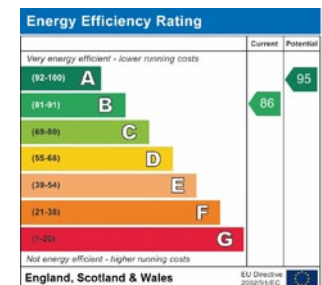


First Floor



Second Floor

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
All Measurements and fixtures including doors and windows  
are approximate and should be independently verified  
www.exposurepropertymarketing.com © 2019



## VIEWING ARRANGEMENTS Strictly through the selling agents:

Croft City, Pavilion 2000, Amy Johnson Way, York, YO30 4XT | Tel: 01904 238 222 | Email: enquiry@croftcity.co.uk | www.croftcity.co.uk

### Misrepresentation Act:

Croft Residential for themselves and for the Vendors and Lessors of this property whose agents they are give notice, i) The particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute any part of, an offer or a contract, ii) All descriptions each item, iii) No person in the employment of Croft has any authority to make or give any representation or warranty whatsoever in relation to the property. Croft Residential is a trading name of Croft Residential TWFC Ltd.