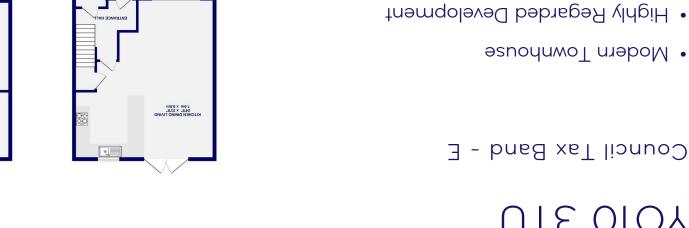
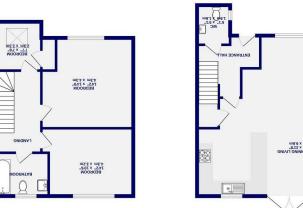
property on behalf of the vendor. atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the



UTE OIOY Derwenthorpe, York Lotherington Avenue





- TOTAL FLOOR AREA: 1458 sq.ft. (135.5 sq.m.) ap
- No Onward Chain
- EbC-B

 - Allocated Parking

• Bathroom, Ensuite & W.C.

Ready To Move Into

• Four Bedrooms

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the

Lotherington Avenue Derwenthorpe, York YO10 3TU

£450,000



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Located to the east of York within the highly regarded Derwenthorpe development, this immaculately presented four bedroom home offers spacious and versatile living accommodation. This family home is ideally placed for easy access to the city centre, University of York, whilst within close proximity to transport links and many local amenities.

Derwenthorpe is known for its energy efficient homes that have been designed with eco-friendly features including communal biomass heating. Local parks, a central nature reserve and community hub are one of many reasons this development is so popular.

The internal accommodation is laid out over three floors; to the ground floor is a spacious hallway with large cloakroom w.c leading to a light and airy double aspect lounge. The contemporary kitchen offers ample storage by way of multiple wall and base units, which house integrated appliances.

To the first floor are two generous double bedrooms, modern family bathroom and a single bedroom/study with large storage cupboard. On the second floor is a large 16ft master bedroom featuring a delightful balcony and an ensuite shower room. The property also benefits from additional eaves storage.

Externally is a secure landscaped garden to the rear, greenery to the front and allocated parking.

This exceptional property is sure to be popular amongst variety of buyers. Viewing is highly recommended.

Council Tax Band- E



















