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Lotherington Avenue Derwenthorpe, York YO10 3TU

Council Tax Band - E

- Modern Townhouse
- Highly Regarded Development
- Four Bedrooms
- Bathroom, Ensuite & W.C
- Ready To Move Into
- Allocated Parking
- No Onward Chain
- EPC- B

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is included in the plan for general guidance only and is not intended to be used as a guide for any specific purpose or measurement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, fixtures and appliances shown have not been tested and no guarantee as to their operation, and any other areas are approximate. It is included in the plan for general guidance only and is not intended to be used as a guide for any specific purpose or measurement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, fixtures and appliances shown have not been tested and no guarantee as to their operation.



Lotherington Avenue
Derwenthorpe, York
YO10 3TU

£450,000



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.

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