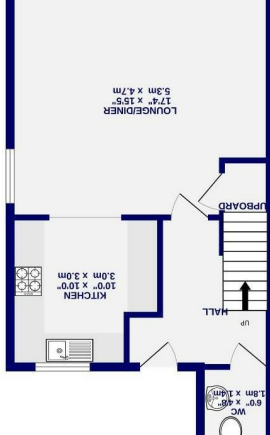
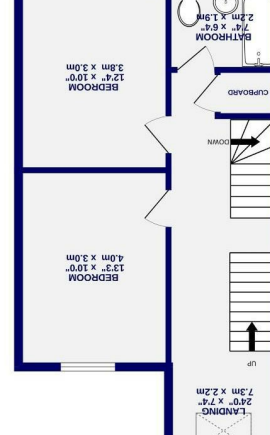


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as a 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to. 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 property on behalf of the vendor.

- EPC B
- Larger Plot Size
- Off Street Parking
- Two Bathrooms
- Area
- Three Double Bedrooms & A Study
- Bio Mass Heating System
- End Town House
- Council Tax Band - D
- Freehold

Derwent Way, Derwenthorpe, York, YO31 0RQ



TOTAL FLOOR AREA: 1320 sq ft (122.7 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to take the dimensions and measurements of rooms and any other areas and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be read as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability, condition or performance is made. Ashtons is not responsible for any error, omission or mis-statement. The plan is for illustrative purposes only and should be read as such by any prospective purchaser.



Derwent Way  
Derwenthorpe, York  
YO31 0RQ

Offers Over £385,000



A three bedroom modern end townhouse with approximately 1320sqft on internal living space, positioned on a larger than average plot and located on the highly regarded Derwenthorpe development.

Derwenthorpe is a specially designed development of energy efficient homes built by David Wilson Homes this property still benefits from a 5-year NHBC structural warranty. Located next to the village of Osbaldwick the potential owners will benefit from excellent local amenities as well as catchment for the Ofsted rated Outstanding Archbishop Holgate's CE School.

The accommodation in brief, a generous entrance hallway with ground floor W.C leads to an open plan lounge/dining space with French doors onto the rear garden. As well as a modern fitted kitchen in white with granite effect worktops and a range of appliances including an integrated dishwasher and fridge freezer. The property is heated from an off-site, eco-friendly, bio mass boiler.

To the first floor are two double bedrooms, a family bathroom with shower over bath, laundry cupboard and a very useful landing nook ideal as an office space. To the second floor is the main bedroom with ensuite shower room and walk in wardrobe.

Externally the property benefits from allocated off street parking to the front as well as front and rear gardens.

Monthly communal charge to maintain the Derwenthorpe area- £42.57 per month.

Council Tax Band- D

