

Ashtons

The Barnby, 15 Blackberry Way, Osbaldwick, York, YO31 0AH

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Osbaldwick, York
YO31 0AH

£395,000

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A 5% Deposit Assist Is Available on this property for reservations agreed before the 1st January 2027***.

Located within the final phase of the award-winning Derwenthorpe development, Blackberry Way, this stylish end-terrace home offers well-designed, energy-efficient living in the popular area of Osbaldwick, to the east of York. Ideally positioned for access to the city centre, York University and the A64, the area also benefits from a range of local amenities and regular bus connections.

Internally, the property has been thoughtfully designed to suit modern living, with a spacious open-plan living and dining area forming the heart of the home. The kitchen is finished to a high specification with contemporary units and quality fittings, while a convenient downstairs WC completes the ground floor.

To the first floor are three well-proportioned bedrooms, along with a house bathroom and a separate utility space, adding a practical touch rarely found in similar homes.

The homes at Blackberry Way are finished to a high specification, featuring modern kitchens and bathrooms, light-filled living spaces and private gardens, all designed with comfort and energy efficiency in mind. Heating is provided via an air source heat pump, with underfloor heating to the ground floor. A parking space is allocated to each property.

A new build eco home located in easy reach of excellent schooling and green spaces.

Estate Charge £473.76PA
Reservation Fee £500
The CGI images are for illustrative purposes only and should be used as a guide. They are not an exact representation of the finished product.
*** The deposit incentive means a property is purchased at the agreed list price but the 5% is deducted on completion (not exchange).



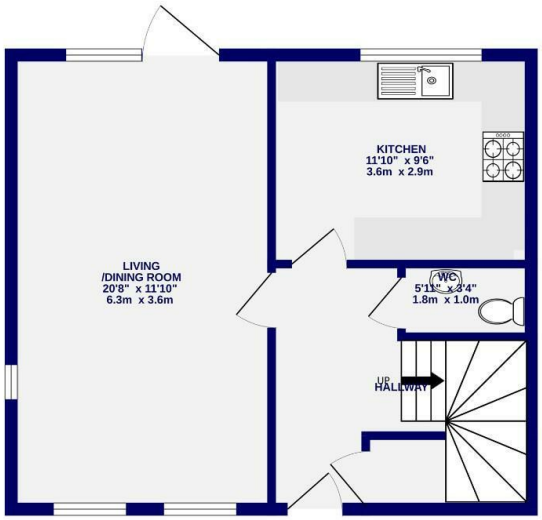


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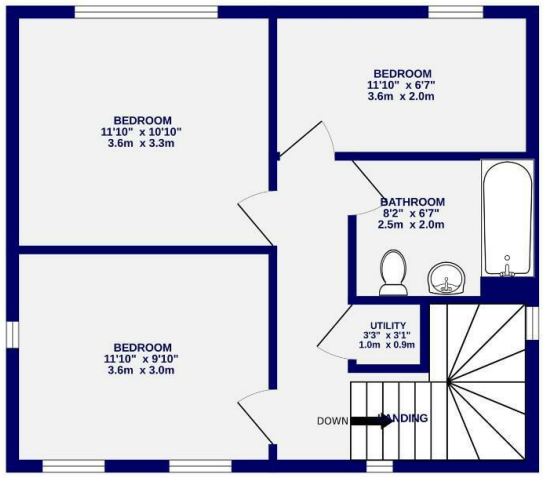
Freehold
Council Tax Band - C

- A 5% Deposit Incentive (Approx Purchase Price of £375,250)***
- Three Bedrooms
- Two Bathrooms
- Allocated Parking
- Open Plan Living Area
- New Build Home
- EPC B

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1012sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Ashtons

T: 01904 659222 E: york@ashtonsnet.com www.ashtonsnet.com 1 Bootham, York, North Yorkshire, YO30 7BN