



## Lotherington Mews, York, YO10 3US

- Three-Bedroom Semi-Detached Home In Award-Winning Derwenthorpe
- Close To Hempland Primary And Archbishop Holgate's School
- Sold With No Onward Chain
- Council Tax Band C
- Unusually Large And Private Rear Garden
- Immediate Access To Quiet Cycle Path Into York City Centre
- Off-Street Parking

**£350,000**



# Lotherington Mews, York, YO10 3US

## DESCRIPTION

A well-presented three-bedroom semi-detached home in the award-winning Derwenthorpe development, offering modern accommodation, generous proportions and an unusually large, private rear garden.

Derwenthorpe is known for its sustainable design, landscaped green spaces and strong community feel, created by the Joseph Rowntree Housing Trust as a modern garden-village concept. The setting provides a peaceful, pedestrian-friendly environment with excellent access to local amenities.

Inside, the ground floor features a bright reception area with dual-aspect windows, a modern fitted kitchen and a W.C. Upstairs are three well-proportioned bedrooms and a contemporary bathroom, with potential to extend into the loft space (STP) for those seeking additional accommodation.

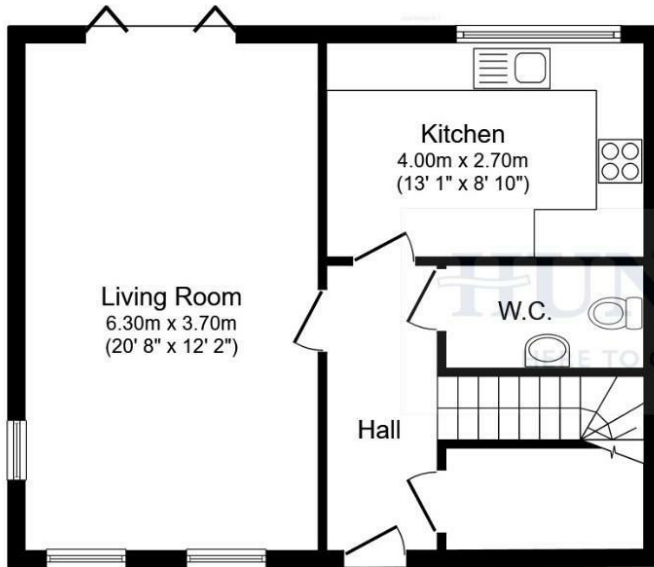
Outside, the standout feature is the larger-than-average rear garden, offering superb privacy and direct access to a quiet cycle path leading straight into York city centre. The property also benefits from off-street parking for one car, with further residents' parking available within the development.

The location is ideal for families, with Hempland Primary School and the highly regarded Archbishop Holgate's School both within easy reach, alongside strong transport links to the city centre, university and major routes.

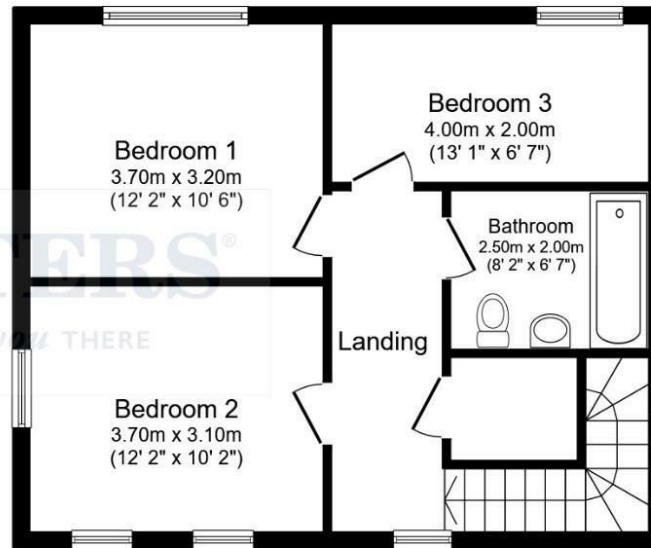
Estate Charge £36 PCM







**Ground Floor**



**First Floor**

Total floor area 99.8 sq.m. (1,074 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

### Viewings

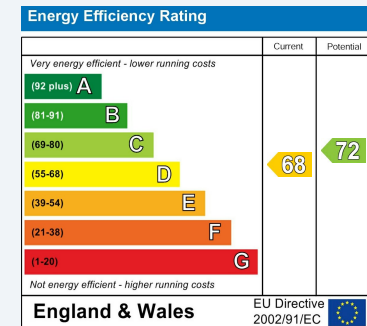
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.