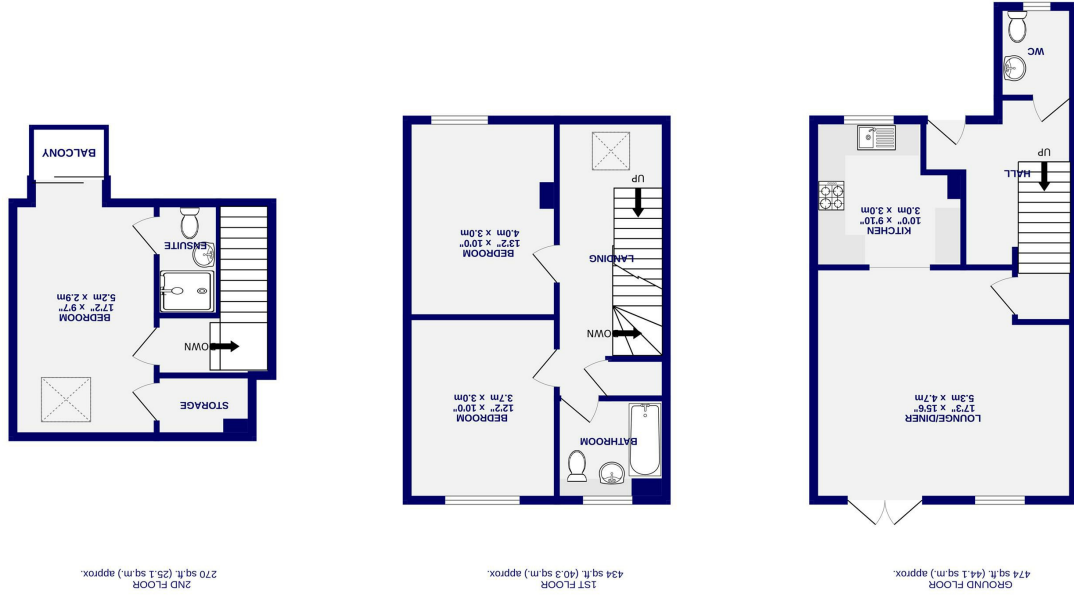


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 areas, measurements, floor plans or distances 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 statements 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 property on behalf of the vendor.

Lotherington Avenue, York, YO10 3SQ

Leasehold
Council Tax Band - D

- Three Bedroom Townhouse
- 25% Shared Ownership (JRH)
- Three Double Bedrooms
- Allocated Parking Outside Front Door
- Family Bathroom & En-Suite Shower Room
- South Facing Garden
- In Archbishops School Catchment Area
- EPC - C



TOTAL FLOOR AREA: 1179 sq ft. (109.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures, measurements of rooms and other items are approximate. It is advised that the purchaser will obtain their own measurements and verify the same. The purchaser should be aware that the floor area and dimensions shown are for guidance only and should be used as a guide only. The purchaser should verify the measurements and dimensions shown have not been tested and no guarantee as to their accuracy. Measurements are given to the center of the wall unless otherwise stated. The purchaser should verify the measurements and dimensions shown have not been tested and no guarantee as to their accuracy.



Lotherington Avenue
, York
YO10 3SQ

25% Shared Ownership
£112 500



This beautifully presented three-bedroom townhouse is positioned within the recently developed Derwenthorpe estate in the ever-popular area of Osbaldwick. Offered on a 25% shared ownership basis with the Joseph Rowntree Housing Trust, the property provides an excellent opportunity for buyers looking to take their first step onto the property ladder.

Osobaldwick sits to the east of York and is renowned for its friendly atmosphere, convenient amenities and strong transport links. The area benefits from close proximity to Monks Cross Shopping Park, as well as numerous local shops and everyday services.

Internally, the property opens into a generous entrance hallway that sets the tone for the space and practicality found throughout the home. A useful downstairs toilet is positioned off the hallway, while the large living room and dining area offers an inviting and flexible living space.

The first floor features two excellently proportioned bedrooms, both benefiting from plenty of natural light. A modern three-piece family bathroom serves this floor. To the second floor, the impressive principal bedroom occupies the entire level and includes its own en-suite shower room. A standout feature is the private balcony accessed from this bedroom.

Externally, the property includes allocated parking to the front, ensuring convenient access for residents. To the rear, a neatly lawned garden provides a pleasant outdoor area, complemented by useful external storage ideal for bicycles, tools or garden equipment.

Leasehold
Length of lease- 99 years from 2014
Ground rent - £0
Service Charge- £93.43 per month
Rent to pay on S/O- £443.76 per month

Council Tax Band D

