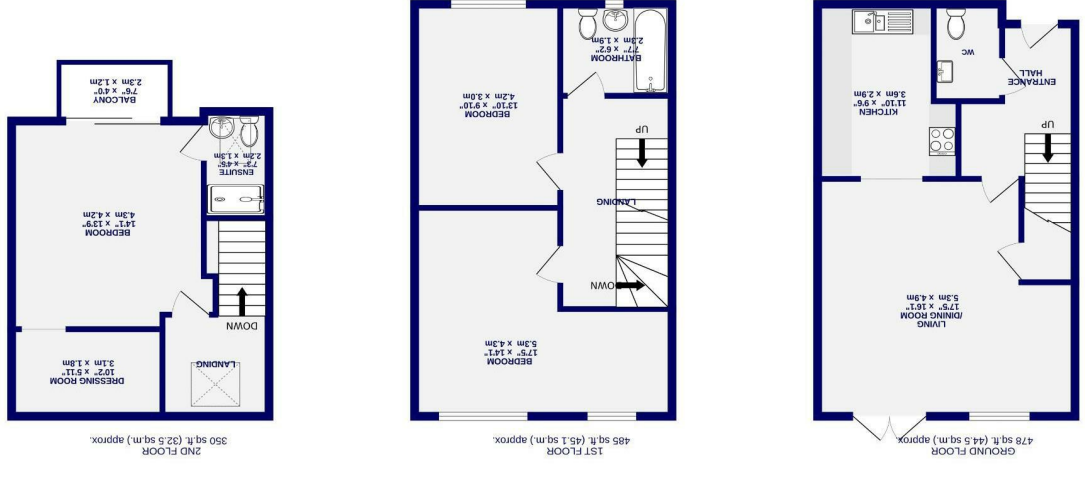


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EPC - C
  - No Onward Chain
  - Ready To Move Into
  - Allocated Parking
  - Popular Residential Development
  - Two Bathrooms & Ground Floor W.C
  - Three Double Bedrooms
  - End Townhouse
- Freehold  
Council Tax Band - D

# Derwent Way, Derwenthorpe, York, YO31 0RJ



When every square foot has been measured, the accuracy of the figures, measurements of rooms and any other areas are approximate. It is intended to give a general impression of the overall layout and is not intended to be used as a guide for any specific dimensions or measurements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The owner, agent and appliances shown have not been tested and no guarantee is given as to their operation. Plans made with Metrica 02008

Derwent Way  
Derwenthorpe, York  
YO31 0RJ

£450,000



Located in the highly sought-after residential area of Derwenthorpe, to the east of York, is this substantial three-bedroom end-terrace home offering well-proportioned and flexible living accommodation. Offered with no onward chain, the property benefits from bright and airy interiors, an enclosed rear garden and a convenient position within easy reach of well-regarded schools, the city centre and excellent transport links.

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 a community hub are one of many reasons why this development is so popular.

Internally, the property opens into an entrance hall which provides access to three reception areas positioned towards the rear of the home, creating a versatile living and dining space. French doors lead out onto the garden, allowing for a seamless connection between indoor and outdoor living. The kitchen is fitted with a range of modern wall and base units, offering ample storage and worktop space, along with integrated appliances.

To the first floor are two double bedrooms and a family bathroom, while the second floor hosts a further double bedroom suite, complete with a balcony overlooking the surrounding area, a dressing room and a modern en-suite.

Externally, the property benefits from a south-facing rear garden, enclosed by fenced boundaries and laid to both lawn and patio, providing an ideal space for outdoor seating and entertaining. To the front is a forecourt area.

Estate charge for upkeep of communal areas £45.67 Per month

Sure to appeal to a range of buyers, early viewing is highly recommended.

