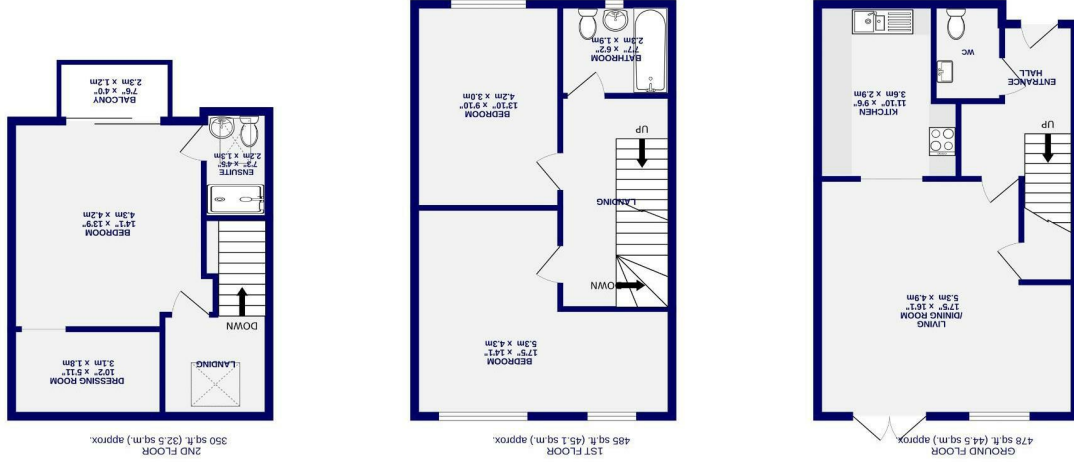


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- EPC TBC
 - No Onward Chain
 - Ready To Move Into
 - Allocated Parking
 - Popular Residential Development
 - Two Bathrooms & Ground Floor W.C
 - Three Double Bedrooms
 - End Townhouse
- Freehold
Council Tax Band - D

Derwent Way, Derwenthorpe, York, YO31 0RJ



When every square inch of the accuracy of the floor plans, measurements of rooms and any other areas are approximate. It is included in the plan the dimensions will form part of the overall floor area and responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agents and appliances shown have not been tested and no guarantee as to their operation. Plans made with Metaphor 02/08

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.

