



HUDSON  
MOODY

29 Lotherington Mews, York YO10 3TZ

Situated in the prestigious Derwenthorpe development in Osbaldwick, is this delightful end terrace house that enjoys open views over parkland to the front. The house is set in a convenient location for access to York city centre and the outer ring road that serves the motorway network.

- Delightful End Terraced Eco House
- Large Living and Dining Room
- Fitted Kitchen. Additional Walk-in Storage Area
- Ground Floor Shower Room
- Three Double Bedrooms
- House Bathroom
- Rear Garden
- Off Street Parking
- Excellent Location
- Easy Access to York and Outer Ring Road

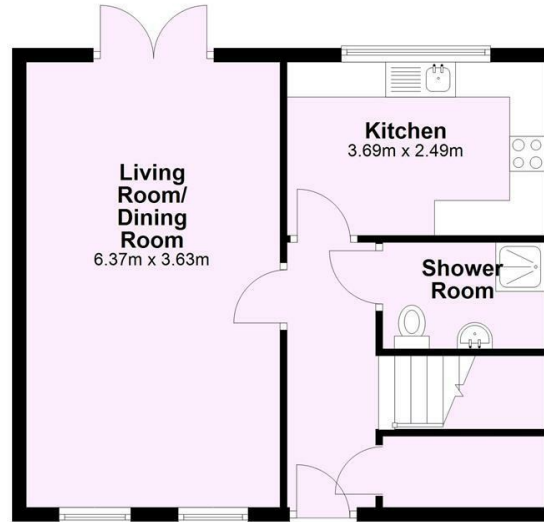
**Offers Over £350,000**

**Tenure: Freehold**

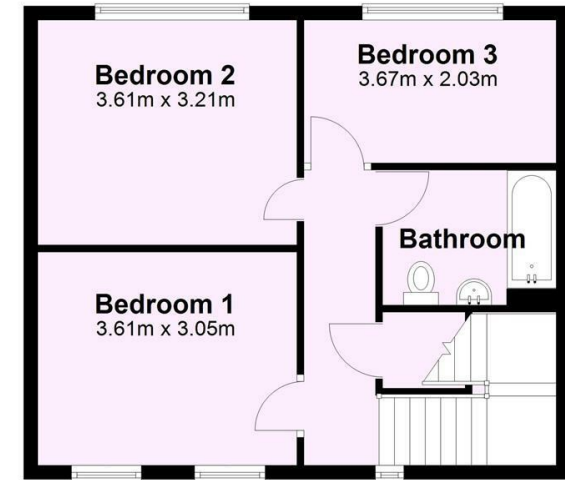
**Council Tax Band: C**



**Ground Floor**  
Approx. 37.5 sq. metres



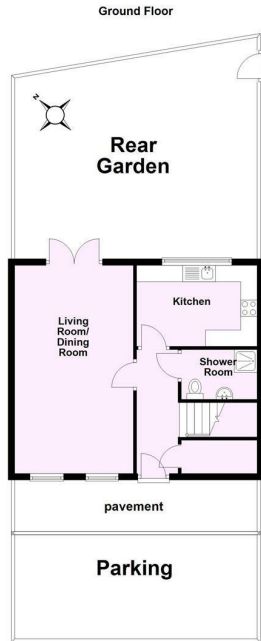
**First Floor**  
Approx. 46.7 sq. metres



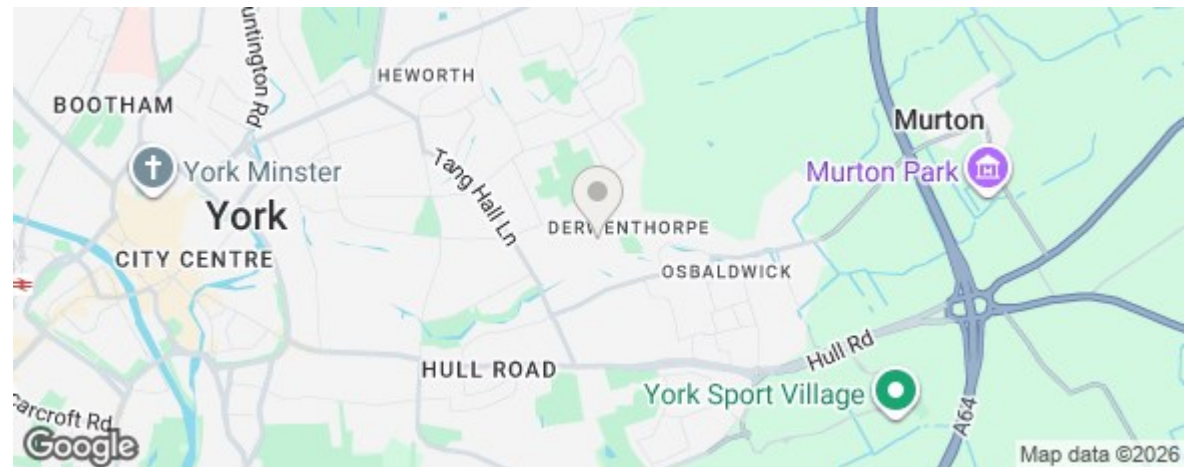
Total area: approx. 84.1 sq. metres







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**HUDSON  
MOODY**

**IMPORTANT NOTICE**

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**