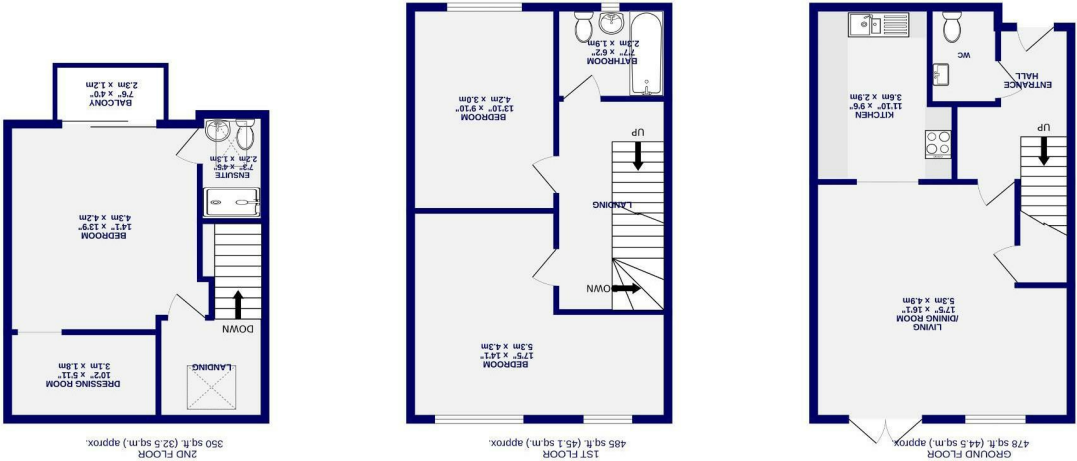


Derwent Way
Derwenthorpe, York
YO31 0RJ

Freehold
Council Tax Band - D

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



TOTAL FLOOR AREA: 1314 sq. ft. (122.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the drawings, measurements of rooms and any other areas are approximate. It is included in the plan that the purchaser will form part of the overall floor area and no responsibility is taken for any minor omissions or mis-statements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser is to satisfy themselves that the dimensions and area of the property are as shown on the plan and to their satisfaction. The plan is to be used with the property as to their satisfaction.

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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.



Derwent Way

Derwenthorpe, York

YO31 0RJ

Offers Over £425,000

 3  2

Located in the highly sought-after residential area of Derwenthorpe, positioned to the east of York, is this substantial and beautifully maintained three-bedroom end townhouse offering spacious and versatile accommodation set across three floors. Offered with no onward chain, this modern home benefits from bright and airy living spaces, a south-facing rear garden, excellent storage and a fantastic position within one of York's most popular eco developments.

Derwenthorpe continues to be a highly desirable development thanks to its thoughtfully designed energy-efficient homes, attractive communal green spaces, nature reserve and excellent access to York city centre, nearby schools and transport links. The development also benefits from communal biomass heating and a strong community feel throughout.

Internally, the property is entered via a spacious entrance hall, which leads through to the impressive open-plan living accommodation positioned towards the rear of the home. Offering flexible reception areas for both living and dining, this space enjoys excellent natural light via French doors opening directly onto the rear garden, creating an ideal setting for modern family living and entertaining. Rare for a modern property, there is also a deep understairs storage cupboard providing excellent practicality.

The kitchen is fitted with a range of contemporary wall and base units offering ample storage and worktop space, alongside integrated appliances and a built-in wine rack.

To the first floor are two well-proportioned double bedrooms and a modern family bathroom. One of the bedrooms is especially spacious, with an L-shaped layout that offers scope to create a separate home office or study area, while still maintaining a generous double bedroom.

