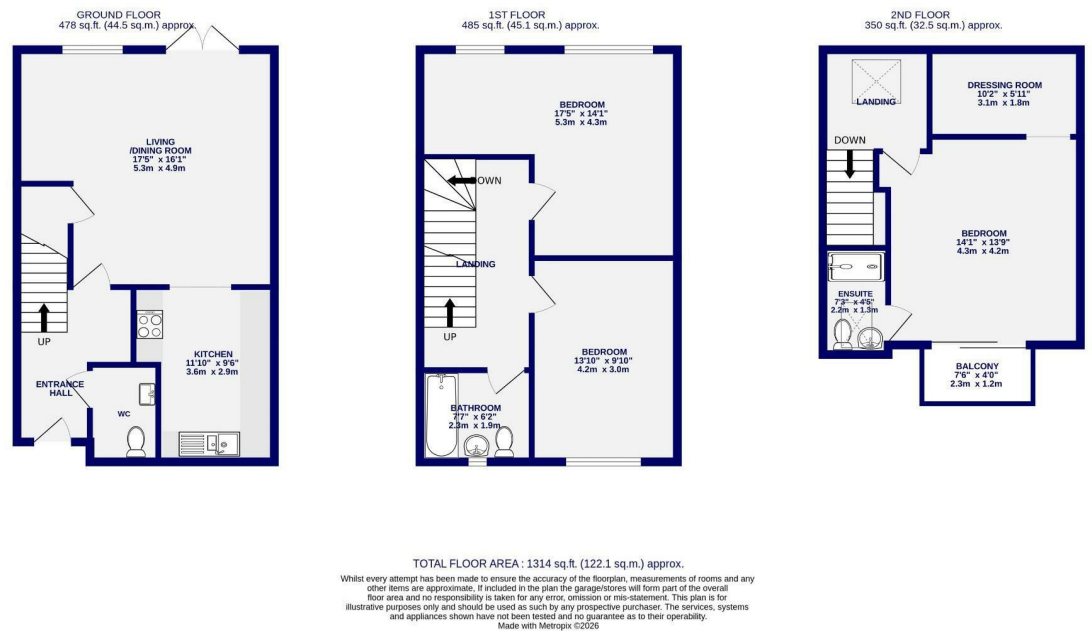


Derwent Way
Derwenthorpe, York
YO31 0RJ

Freehold
Council Tax Band - D

- No Onward Chain & Ready To Move Into
- Prime Position On A Popular Residential Development
- Attractive South-Facing Rear Garden
- Three Double Bedrooms
- Two Bathrooms & Ground Floor W.C
- Allocated Parking
- 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 floorplan, measurements of rooms and any other items are approximate, If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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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.



















