



## Deramore Drive, York, YO10 5HL

- Four-Bedroom Semi-Detached Home In A Sought-After York Location
- Moments From Archbishop Holgate's School
- Sold With No Onward Chain
- 55ft South-West Facing Rear Garden
- Driveway Parking And Single Garage
- Council Tax Band D

**£450,000**



# Deramore Drive, , York, YO10 5HL

## DESCRIPTION

A well-kept four-bedroom semi-detached home on the ever-popular Deramore Drive, offering bright living space, a superb 55ft south-west facing garden, and excellent scope for modernisation.

The ground floor includes a spacious living room with feature fireplace, opening into a generous dining room with garden views. The kitchen provides good storage and worktop space, with a ground-floor shower room completing the layout.

Upstairs are four well-proportioned bedrooms, served by a family bathroom — an ideal arrangement for families, home working or guests.

Outside, the property enjoys a beautifully maintained south-west facing garden, benefiting from afternoon and evening sun, with lawn, mature planting and a patio area. A driveway to the front provides off-street parking and leads to the single garage.

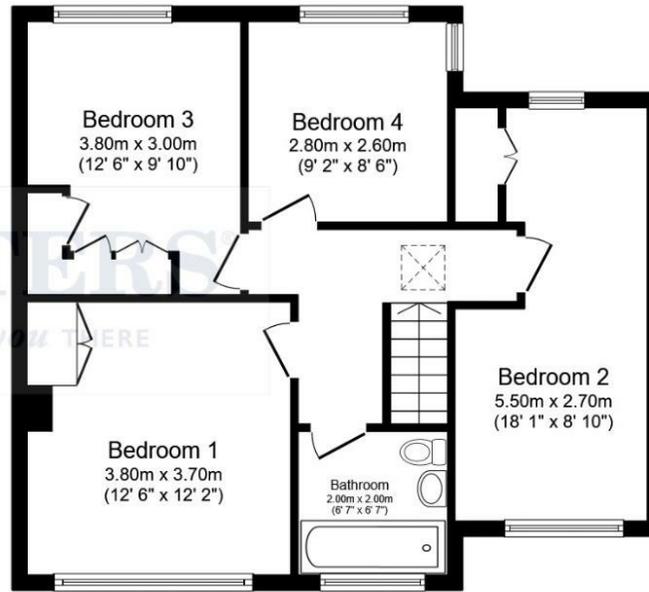
The location is a major highlight: moments from Archbishop Holgate's School, close to local shops and amenities, and well placed for access to York city centre, the University of York, and the A64 for commuting towards Leeds and beyond.







**Ground Floor**



**First Floor**

Total floor area 125.4 sq.m. (1,350 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

### Viewings

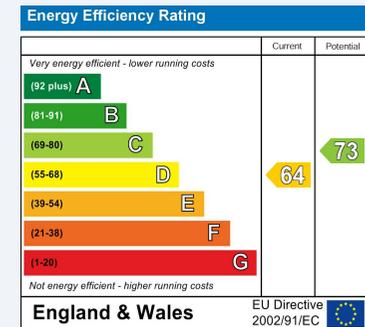
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.