



The Bradley, 3 Blackberry Way
Osbalwick, York
YO31 0AH

£495,000



Located within the final phase of the award-winning Derwenthorpe development, this stylish three-storey townhouse forms part of Blackberry Way, a thoughtfully designed collection of modern, energy-efficient homes in Osbalwick, to the east of York.

Well positioned for access to York city centre, York University and the A64, the area also benefits from a range of local amenities including shops, schools, a nursery, doctors surgery and regular bus links.

Internally, the property is arranged over three floors and offers flexible, contemporary living throughout. The ground floor features a spacious open-plan kitchen, living and dining area, designed to be the heart of the home, with direct access to the rear garden. There is also a convenient downstairs WC.

To the first floor are two well-proportioned double bedrooms along with the house bathroom. The second floor is dedicated to the principal bedroom, which benefits from its own en suite and access to a private balcony, creating a peaceful retreat.

The homes at Blackberry Way are finished to a high specification, featuring modern kitchens and bathrooms, light-filled living spaces and private gardens, all designed with comfort and energy efficiency in mind. Heating is provided via an air source heat pump, with underfloor heating to the ground floor. A parking space is allocated to each property.

A well-designed modern home in a popular and convenient location - further details available on request, please contact our office on 01904 659222. Viewing strictly by appointment.

****Reservation Fee £500****

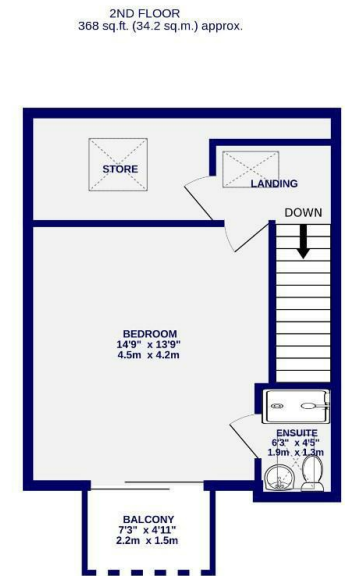
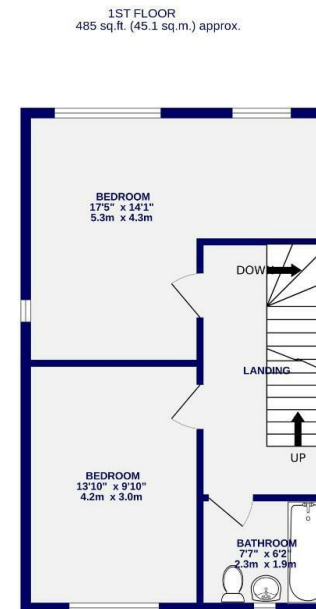
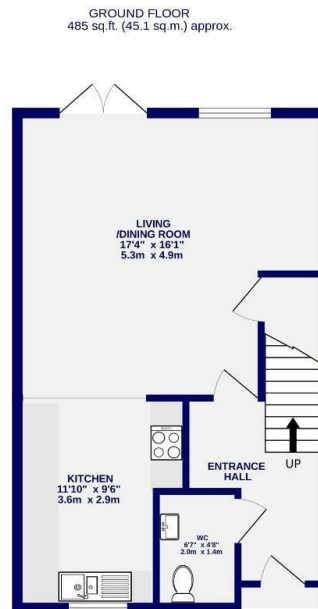
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The Bradley, 3 Osbaldwick, York YO31 0AH

Freehold
Council Tax Band -

- End Town House
- Three Bedrooms
- Two Bathrooms
- Allocated Parking
- New Build Home
- Air Source Heat Pump
- EPC TBC



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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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