

Deramore Drive, Badger Hill. York

£475,000

Stephensons
estate agents & chartered surveyors

Deramore Drive, York YO10 5HW

Est. 1871

£475,000

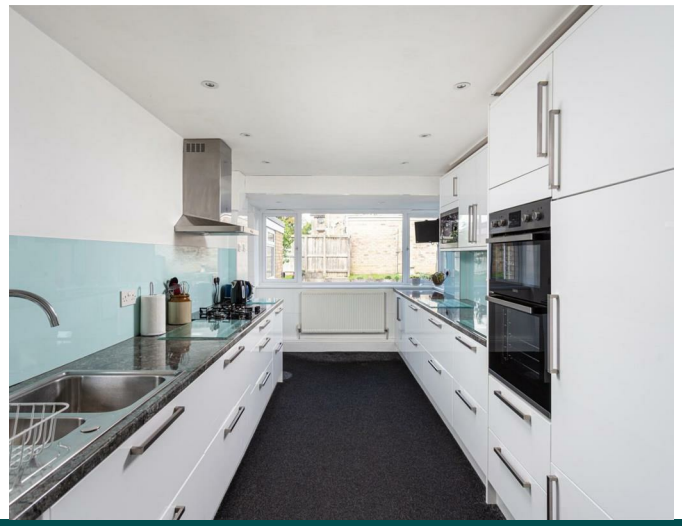
A spacious four-bedroom detached home overlooking open green space and a children's play area in popular Badger Hill. Featuring two reception rooms, gardens, driveway parking and an attached garage, conveniently placed for local amenities and the University of York. Offered with no forward chain.

Enjoying a prominent corner position on Deramore Drive, directly overlooking public open space and a children's play area, this four-bedroom detached home offers generous accommodation, established gardens and an appealing setting within Badger Hill. Offered with no forward chain, the property combines a practical family layout with the opportunity for a new owner to introduce their own style.

The entrance hall leads into a particularly spacious sitting room, measuring approximately 19'11" in length. Windows to two elevations bring natural light into the room, while the outlook towards the open space provides an attractive backdrop to everyday living. There is ample room for comfortable seating, with a wall-mounted fire forming a focal point.

A separate dining room overlooks the rear garden and has a door opening outside, creating a pleasant setting for family meals and entertaining, which more recently was used as a ground floor bedroom. The adjoining kitchen extends to approximately 18'1" and is fitted with a comprehensive range of white cabinetry, contrasting work surfaces and glazed splashbacks. A built-in oven, hob and extractor complement







Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 5500 Mbps*
EPC Rating: TBC
Council Tax: E - City of York
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.











the arrangement, with generous storage and preparation space.

A ground-floor shower room adds useful flexibility to the accommodation. The attached garage is accessible from the kitchen, with a separate utility room beyond providing further practical space and access to the garden.

Upstairs, the landing serves four well-proportioned bedrooms, allowing scope for family accommodation, visiting guests or a dedicated home office. A bathroom and separate WC complete the first floor.

Outside, lawned gardens extend around the front and side of the property, with established hedging framing its corner setting. A driveway provides off-street parking and leads to the attached garage. To the rear, the enclosed garden incorporates paved seating areas, lawn, planted borders and a timber shed, offering space for outdoor dining, gardening and relaxation.

The position is a particular feature of this home. Open space directly opposite brings a welcome sense of openness, while the children's play area offers a convenient destination for families to enjoy time outdoors close to home.

Badger Hill combines an established residential setting with everyday convenience. The local shops on Yarburgh Way make picking up essentials straightforward, while the nearby University of York adds to the area's appeal. York's historic centre offers a wider choice of shopping, restaurants and cultural attractions, making this a location suited to both family life and enjoying the city.

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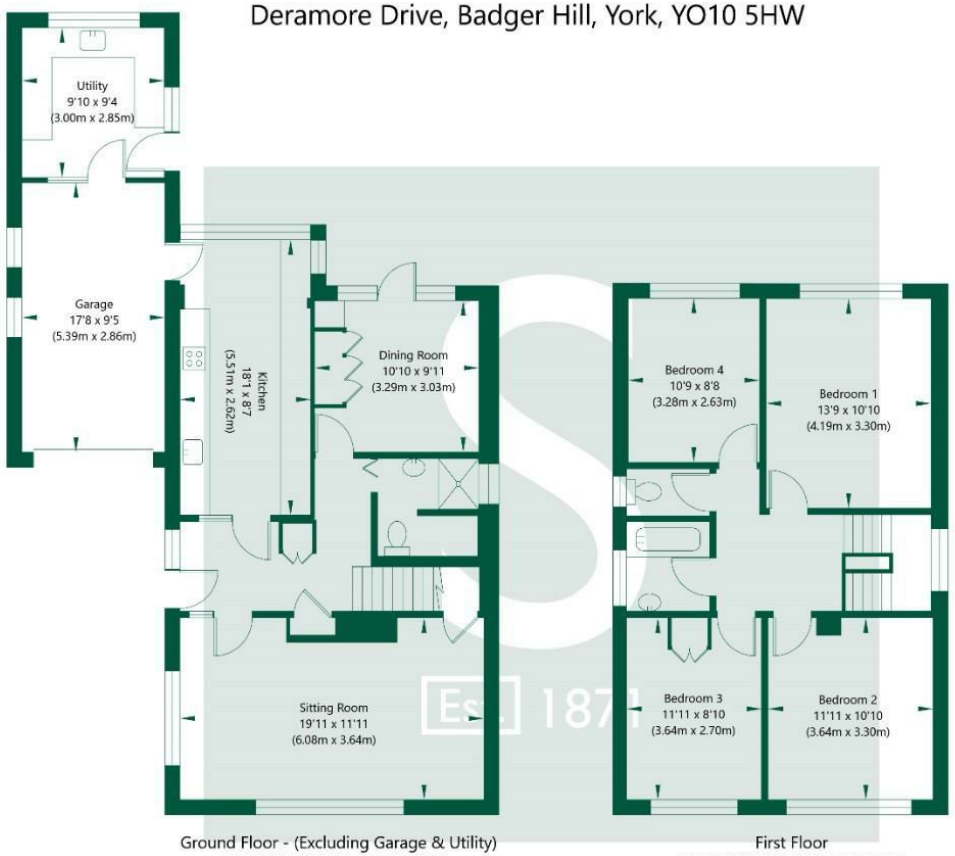
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Ground Floor - (Excluding Garage & Utility)
GROSS INTERNAL FLOOR AREA
APPROX. 680 SQ FT / 63.22 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 658 SQ FT / 61.09 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1338 SQ FT / 124.31 SQ M - (Excluding Garage & Utility)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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