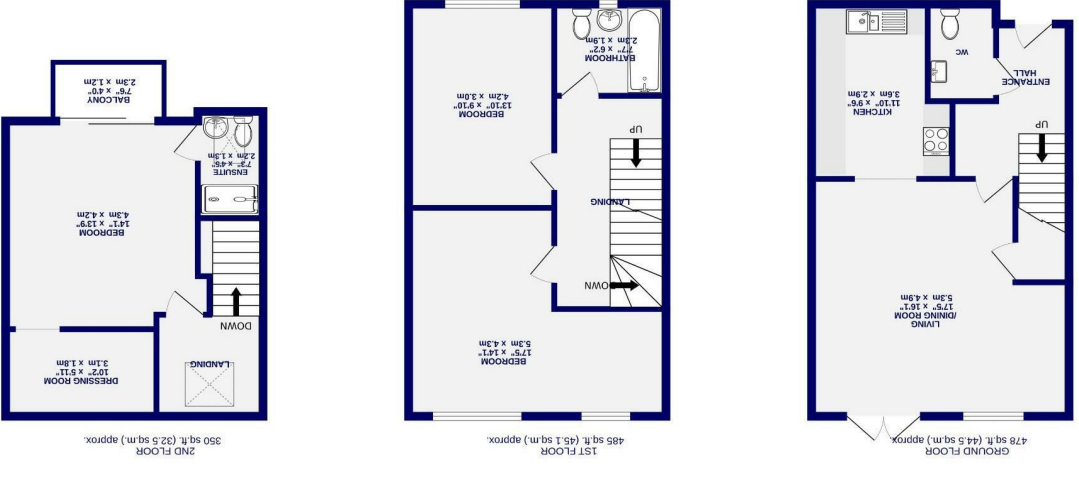


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- EPC - C
 - No Onward Chain
 - Ready To Move Into
 - Allocated Parking
 - Popular Residential Development
 - Two Bathrooms & Ground Floor W.C
 - Three Double Bedrooms
 - End Townhouse
- Freehold
Council Tax Band - D

Derwent Way, York YO31 0RJ



When every square inch of the accuracy of the floor plan, measurements of rooms and any other areas are approximate. It is included in the plan the purchaser will form part of the overall floor area for purposes of the contract. The purchaser is advised to check the accuracy of the floor plan and measurements of rooms and any other areas before completion. The purchaser is advised to check the accuracy of the floor plan and measurements of rooms and any other areas before completion. The purchaser is advised to check the accuracy of the floor plan and measurements of rooms and any other areas before completion.

Derwent Way
Derwenthorpe, York
YO31 0RJ

£450,000



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.

