



Derwent Way, York, YO31 0RJ

- Potential No Onward Chain
- South-Facing Garden
- Energy-Efficient Design
- Three Double Bedrooms
- Allocated Parking Space
- Council Tax Band C

£350,000



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DESCRIPTION

A stunning, naturally light three-bedroom semi-detached home in the highly sought-after Derwenthorpe development — a vibrant, eco-friendly community on the east side of York. Significantly larger than similar properties in the area, this exceptional home features an impressive loft conversion that floods the top floor with natural light and creates a spacious, private principal suite.

Designed for modern family living, the property combines sustainable architecture with generous proportions and a welcoming sense of space. Derwenthorpe is renowned for its energy-efficient design, landscaped green spaces, and strong community spirit — all within easy reach of York city centre.

The ground floor opens with a bright hallway leading to a dual-aspect open-plan living and dining area, complete with French doors opening onto the garden. The modern kitchen offers ample storage and integrated appliances, while a large downstairs WC adds convenience.

Upstairs, the first floor provides two double bedrooms, a spacious landing, and a contemporary three-piece family bathroom.

The top-floor loft conversion is a standout feature — a beautifully designed principal bedroom suite with skylights, extensive eaves storage, and a luxury ensuite. The landing also offers an ideal home-office nook, perfect for remote working.

Externally, the property enjoys an unusually private south-facing garden with lawn, patio, and garden shed — plus the rare benefit of both a front garden and allocated parking.

Located close to excellent schools, health services, and local amenities, with quick bus links and cycle paths to York city centre and easy access to the ring road, this home offers the perfect blend of space, sustainability, and lifestyle.

Estate Maintenance Fee: £30.99 PCM

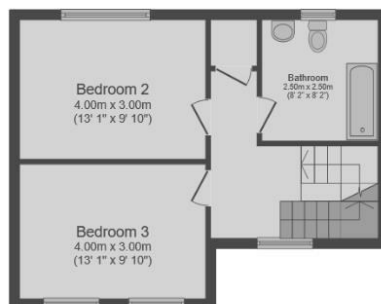






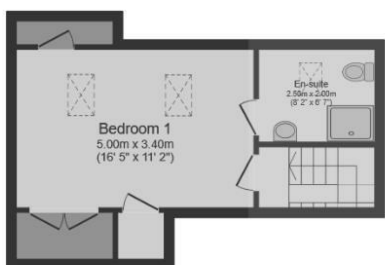
Ground Floor

Floor area 46.2 sq.m. (497 sq.ft.)



First Floor

Floor area 41.4 sq.m. (446 sq.ft.)



Second Floor

Floor area 27.8 sq.m. (299 sq.ft.)

Total floor area: 115.4 sq.m. (1,242 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io

Viewings

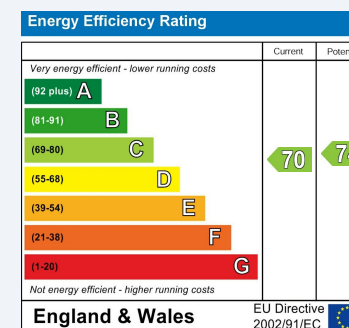
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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