



## Derwent Way, York, YO31 0RJ

- Modern Townhouse
- South-Facing Garden
- Energy-Efficient Design
- Three Double Bedrooms
- Allocated Parking Space
- Council Tax Band C

**Offers In Excess Of £375,000**





# Derwent Way, York, YO31 0RJ

## DESCRIPTION

This stunning and naturally light three bedroom, semi-detached property is situated in the much sought-after Derwenthorpe - a vibrant community renowned for its energy-efficient design - on the east side of York.

With a range of local schools, amenities, health services and lush green spaces, this property is ideal for a range of buyers, including families. There are quick bus links and cycle paths connecting Derwenthorpe to central York and regional hubs in minutes, with the York ring road easily accessible.

The ground floor opens with a wide hallway leading to a bright rear open-plan living / dining area with dual-aspect windows and French doors. At the rear, the modern kitchen offers ample cupboard space and integrated appliances. There is also a generous downstairs WC.

Upstairs, the first floor has two double bedrooms, a wide landing and a three-piece family bathroom that serves this level.

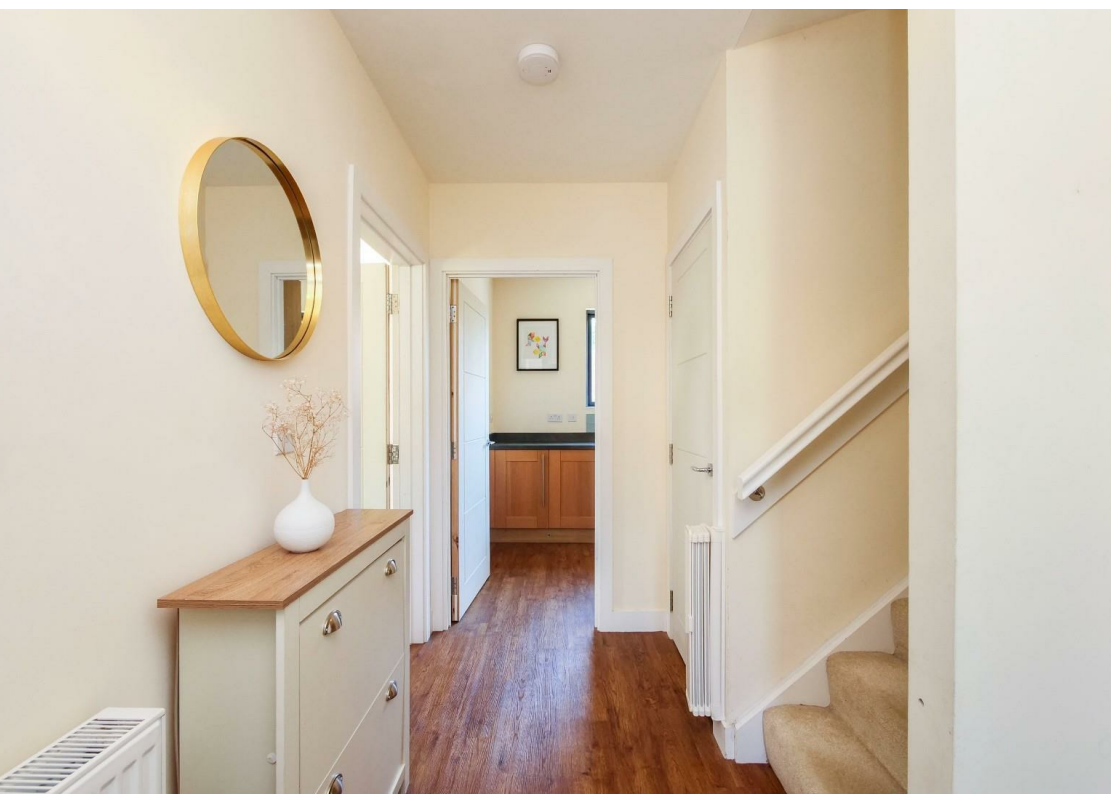
The primary bedroom occupies the second floor, featuring skylights, an impressive ensuite and copious amounts of storage space, spanning the full length of the property. The bedroom is accessed from the wide landing, which is an ideal space for a home office.

Outside, the property boasts an unusually private south-facing garden with a lawn and patio, plus a garden shed. Additionally, the property is one of only properties in the area with a front garden and allocated parking.

Estate Maintenance Fee - £30,99 PCM





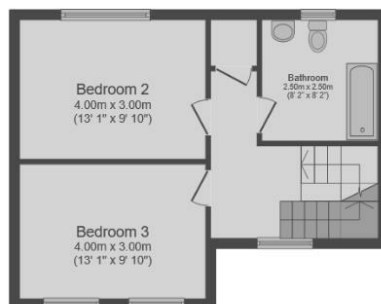






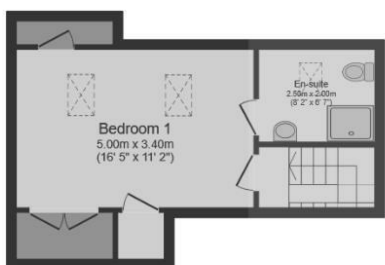
### Ground Floor

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](http://www.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

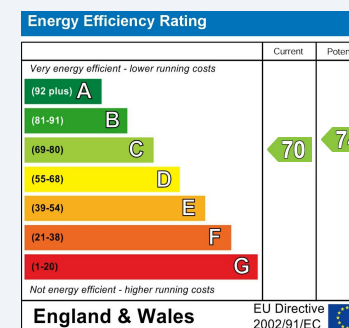
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## 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.

