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# Lotherington Mews Derwenthorpe, York YO10 3TZ

Freehold

Council Tax Band - E

Modern Townhouse

• Four Double Bedrooms

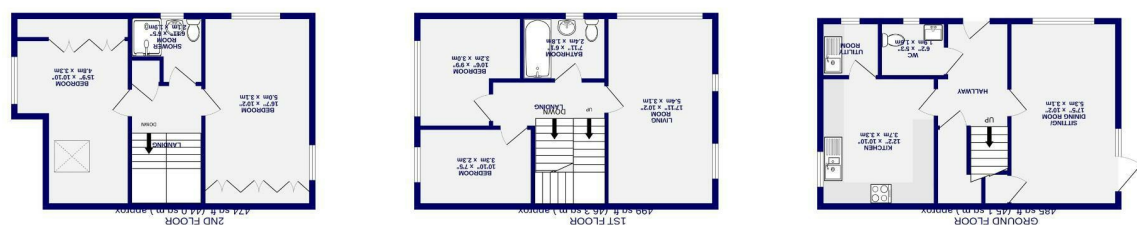
• Two Bathrooms

• Detached Garage

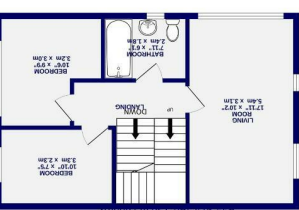
• ECO Home

• Patio Garden

• EPC C



While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is advised to take the measurements on the day of the viewing. The floor area and room measurements are taken for any area, omission or mis-statement. This data is for illustrative purposes only and should not be used as a guide. Any prospective purchaser, the vendor, the agents and appliances shown have not been tested and no guarantee as to their operability. Made with Metropix G2200



Lotherington Mews  
Derwenthorpe, York  
YO10 3TZ

£500,000



A substantial four bedroom home arranged over three floors, offering a versatile layout and one of the more prominent plots on the development, with a generous side garden, driveway and detached garage.

The property is entered via a welcoming entrance hallway with an understairs cupboard and ground floor w.c. To the rear sits a dining room with French doors opening out onto an easy maintenance patio garden, creating a lovely space for entertaining, along with additional built in storage. The kitchen is fitted with a range of white units with chrome handles, complemented by metro tiled splashbacks in a brick pattern and a selection of integrated appliances. A separate utility room provides further practicality and storage.

To the first floor is a spacious lounge along with two well proportioned double bedrooms and a family bathroom.

The second floor offers two further large double bedrooms, both benefitting from fitted wardrobes, along with a shower room.

Externally, the property enjoys a detached garage. The standout feature is the generous side garden, one of the largest on the development, offering excellent outdoor space and further potential.

Council Tax Band E

£52.63 per month for maintenance for comunal gardens.

