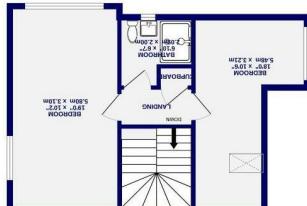


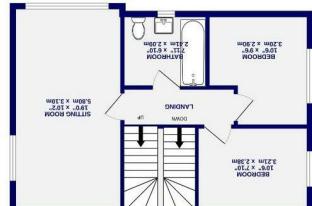
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances or facilities and nothing in these particulars should be deemed to be a statement of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Any measurements contained in these particulars, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection of the property or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances, appliances, fixtures and fittings shown have been tested and no guarantee is given as to their condition or working order, or that the property is in good structural condition or otherwise. Any statement made in these particulars by the vendor or his agent is given in good faith but is not a statement of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the property on behalf of the vendor.

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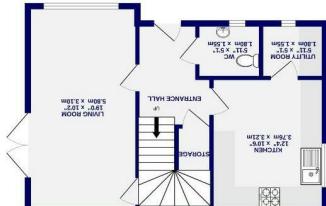
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461 sq ft (42.9 sq m) approx.



512 sq ft (47.5 sq m) approx.



496 sq ft (46.1 sq m) approx.

- Popular Development
- Gardens and Off Street Parking
- Two Bathrooms & Cloakroom
- Dining Kitchen & Pantry
- Two Reception Rooms
- Four Bedrooms
- Large End Town House
- Council Tax Band - E
- Freehold

YO31 ORW  
Derwenthorpe, York  
St. Aelreds Mews



St. Aelreds Mews  
Derwenthorpe, York  
YO31 0RW

Offers Over £450,000

 4  2

Forming part of the highly regarded development of Derwenthorpe, set to the east of York, is this large four bedroom end town house. This family home is ideally placed for easy access to the city centre, University of York, whilst within close proximity to transport links and many local amenities.

Derwenthorpe is known for its energy efficient homes that have been designed with eco-friendly features including communal biomass heating. Local parks, a central nature reserve and community hub are one of many reasons this development is so popular.

Offering large versatile living accommodation throughout, this home ideal for family life, as the property comprises a cloakroom, spacious sitting room, dining kitchen and pantry on the ground floor, with the sitting room boasting bi fold doors to the mature rear garden.

On the first floor there is the second sitting room, two double bedrooms and bathroom, with two further bedrooms and bathroom on the second floor.

Externally is a lovely rear garden that offers lawn, patio and vibrant flower beds, all enclosed with fence boundaries.

Sure to be popular among a variety of buyers, viewing is highly recommended.

Council Tax Band E

