



Ashtons

The Norwood, 11 Blackberry Way, Osbaldwick, York, YO31 0AH

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Osbalwick, York
YO31 0AH

£525,000



Located within the award-winning Derwenthorpe development, Blackberry Way, this one-of-a-kind home occupies a delightful plot and offers spacious, well-designed accommodation ideal for modern living. Positioned to the east of York, the property provides easy access to the city centre, surrounding countryside and a range of local amenities.

Internally, the property features a welcoming layout with a generous lounge, benefiting from French doors opening onto the garden, creating a bright and inviting living space. The open-plan kitchen and dining room is finished to a high standard with contemporary fittings, offering an ideal setting for both everyday living and entertaining. A separate study with useful storage and a ground floor WC complete the downstairs accommodation.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en suite, alongside a modern family bathroom.

The homes at Blackberry Way are finished to a high specification, featuring modern kitchens and bathrooms, light-filled living spaces and private gardens, all designed with comfort and energy efficiency in mind. Heating is provided via an air source heat pump, with underfloor heating to the ground floor. A parking space is allocated to each property.

A well-designed modern home in a popular and convenient location - further details available on request, please contact our office on 01904 659222. Viewing strictly by appointment.

****Reservation Fee £500****

****The CGI images are for illustrative purposes only and should be used as a guide. They should not be relied upon as an exact representation of the finished product.****

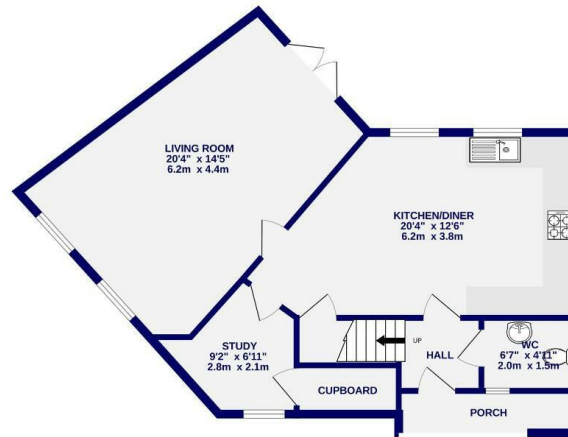


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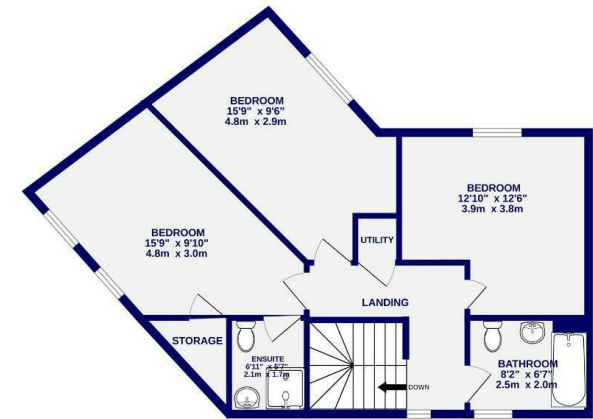
Freehold
Council Tax Band -

- Detached Town House
- Three Bedrooms
- Two Bathrooms
- Allocated Parking
- Generous Living Spaces
- New Build Homes
- EPC TBC

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1474sq.ft. (136.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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