

Ashtons

Lotherington Avenue, York, YO10 3SQ

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York
YO10 3SQ

£525,000

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Situated within the award-winning Derwenthorpe development, this substantial three-storey detached home offers spacious and versatile family living, complemented by excellent eco credentials and a thoughtfully designed community setting. Built in 2015, the property has since undergone a number of improvements, including the installation of a superbly appointed kitchen, redecoration throughout and a beautifully styled, newly fitted en suite shower room. A particular feature is the abundance of natural light, with floor-to-ceiling glazing and generous windows enhancing the sense of space throughout. The property also benefits from a private, enclosed rear garden, which has recently been returfed, together with an allocated parking space and additional on-street parking available nearby.

The accommodation is arranged over three floors, beginning with an entrance hall and a useful ground-floor cloakroom/WC. To the rear, the impressive open-plan living and dining area provides a wonderful space for everyday family life, with doors opening directly onto the garden. The kitchen is particularly well appointed, featuring an attractive range of fitted units and quality finishes. Its corner position allows for two windows, bringing in additional natural light and creating a bright and inviting space.

The first floor offers a second reception room, an ideal alternative sitting room, family room or home office, with dual-aspect windows adding to the light and airy feel. This floor also provides a double bedroom and a family bathroom fitted with a shower over the bath. Occupying the top floor are three further bedrooms, including the principal bedroom which benefits from a stylish, recently installed en suite shower room.

Outside, the enclosed rear garden provides a lovely private space to relax and entertain, with laid lawn. The property also has one allocated parking space, with further on-street parking available within the development.





















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Freehold
Council Tax Band - F

- Substantial Three-Storey Detached Family Home
- Four Bedrooms Across Two Floors
- Two Spacious Reception Rooms
- Beautifully Appointed Modern Kitchen
- Bright And Versatile Living Space
- Newly Fitted Principal En Suite
- Award-Winning Derwenthorpe Eco Development
- Enclosed Rear Garden
- Allocated Parking
- EPC E



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