

Ashtons

Blackberry Way, Osbaldwick, York, YO31 0AH

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Osbaldwick, York
YO31 0AH

£375,000

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A 5% Deposit Assist is available on this property for reservations agreed before 1 January 2027.

Located within the final phase of the award winning Derwenthorpe development, Blackberry Way offers stylish, energy efficient living in the popular area of Osbaldwick, to the east of York. The development is ideally placed for York city centre, the University of York and the A64, with excellent local amenities, schools, green spaces and regular bus connections nearby.

This attractive end terrace home has been thoughtfully designed for modern living. The ground floor features a spacious open plan living and dining area, complemented by a contemporary kitchen finished to a high specification, along with a convenient WC.

To the first floor are three well proportioned bedrooms, a modern house bathroom and a separate utility space, providing additional practicality.

The property benefits from a private garden and allocated parking, with energy efficiency at the heart of its design. Heating is provided by an air source heat pump, together with underfloor heating to the ground floor.

A superb opportunity to purchase a new build eco home within the final phase of this highly regarded development.

Estate Charge £473.76 per annum
Reservation Fee £500
CGI images are for illustrative purposes only and should be used as a guide. They are not an exact representation of the finished property. Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included in the sale. AI may alter other details, so please refer to the original photo.
The 5% Deposit Assist applies to reservations agreed before 1 January 2027. The property is purchased at the agreed list price, with the 5% incentive deducted on completion rather than exchange.
















*AI STAGED - ILLUSTRATIVE AND NOT TO SCALE


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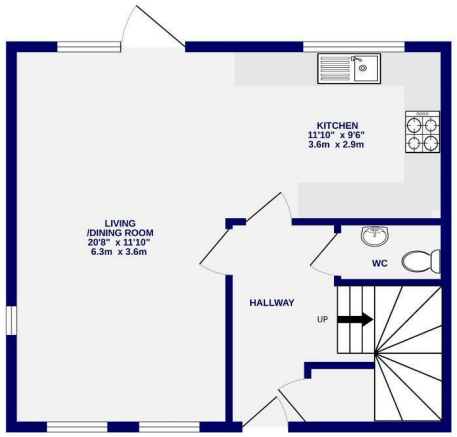


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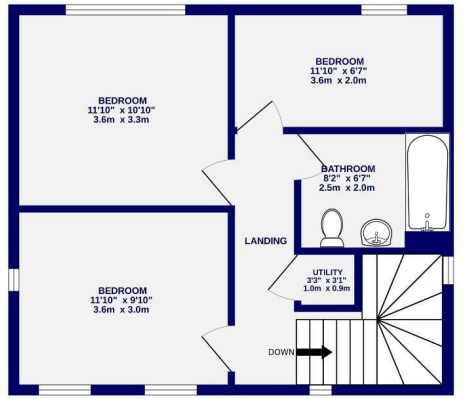
Freehold
Council Tax Band - C

- A 5% Deposit Incentive (Approx Net Purchase Price of £375,250)***
- Three Bedrooms
- Two Bathrooms
- Allocated Parking
- Open Plan Living Area
- New Build Home
- EPC B

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1012sq.ft. (94.0 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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Ashtons

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