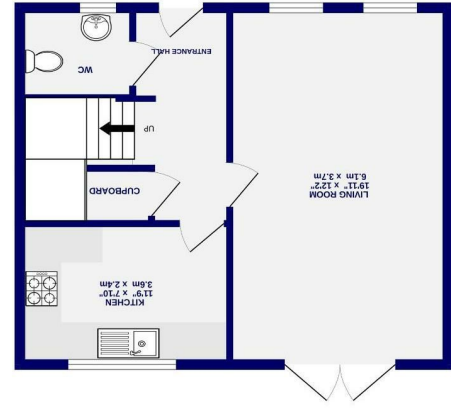


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

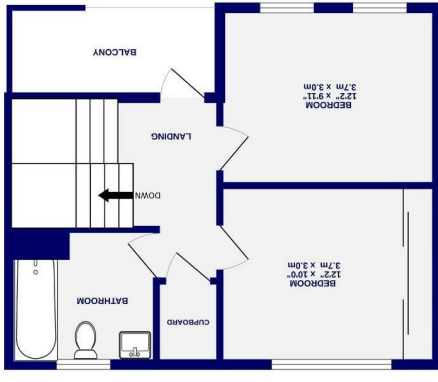
- Popular Derwenthorpe Location
- Quiet Residential Setting
- Energy-Efficient Townhouse
- Open-Plan Living Space
- Modern Fitted Kitchen
- Two Double Bedrooms
- Solar Panels
- Larger-Than-Average Garden
- Driveway And Detached Garage
- EPC TBC

Freehold
Council Tax Band - C

Lotherington Mews Derwenthorpe, York YO10 3US



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the location, measurements of rooms and any other items the responsibility is taken by the purchaser. The 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 operation. Made with Mapbox ©2020

Lotherington Mews
Derwenthorpe, York
YO10 3US

£350,000



Located within the award-winning Derwenthorpe development to the east of York is this immaculately presented two-bedroom end townhouse occupying a quiet position on this residential road. Designed with energy efficiency in mind, Derwenthorpe has become one of York's most popular modern developments thanks to its abundance of green open spaces, attractive communal areas and excellent access into the city centre and surrounding amenities.

The property benefits from low carbon central heating and hot water supplied via a communal biomass energy centre, alongside stylish and well-maintained accommodation throughout, making it ideal for a range of buyers including first-time purchasers, professionals and downsizers alike.

Internally, the property is entered via an entrance hallway which leads through into the bright and spacious open-plan living and dining area positioned to the rear of the home. Featuring large French doors opening onto the garden, this space is filled with natural light and offers an excellent setting for both relaxing and entertaining. The kitchen also overlooks the rear garden and is fitted with a range of modern wall and base units, complemented by an integrated oven, induction hob and extractor, alongside space for further appliances.

The ground floor accommodation is completed by a useful W.C./cloakroom and understairs storage cupboard.

To the first floor is a generous landing area currently utilised as a home office space, benefitting from additional storage and access onto a first-floor balcony. There are two well-proportioned double bedrooms and a contemporary house bathroom fitted with a three-piece suite and shower over the bath.

