



## Derwent Way, York, YO31

**£300,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 3

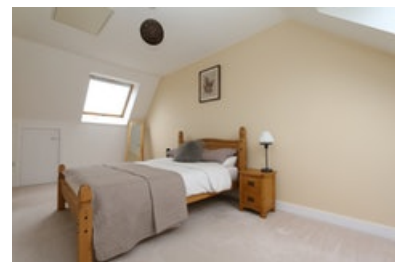
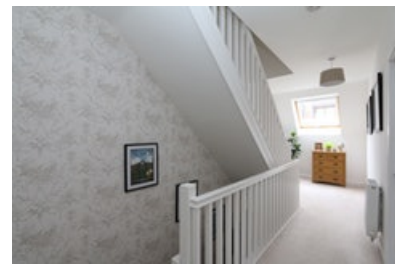
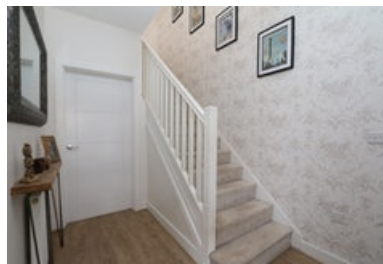
HouseSimple are proud to offer to the market this spacious 3 double bedroom family home. Offering the latest in energy efficient technology to deliver significant savings on energy bills. Situated on the new Derwenthorpe estate it is designed to provide an ecologically focused environment and outsta

## Key features:

- Latest Energy Efficient Technology
- Spacious Lounge Dining Room
- master en-suite
- modern living
- parking space
- 3 floors
- 3 double bedrooms
- downstairs W/C

## Extra info:

- **Property Age:** 5 years
- **Council Tax:** Band D (£1668.00 per-annum)
- **Double Glazing:** All
- **Heating:** Other
- **Parking:** Allocated Parking Spot



HouseSimple are proud to offer to the market this spacious 3 double bedroom family home. Offering the latest in energy efficient technology to deliver significant savings on energy bills. Situated on the new Derwenthorpe estate it is designed to provide an ecologically focused environment and outstanding living accommodation.

The ground floor has an entrance hallway with a cloakroom/WC, spacious lounge/dining room with French doors opening onto the rear garden and kitchen which has been fitted with a range wall and base units. Stairs from the hallway lead to the first floor landing, providing 2 double bedrooms and family bathroom. On the second floor is the spacious master bedroom which has its own walk in wardrobe and an ensuite shower room.

### Ground Floor

Kitchen 3.21m (10'6") x 3.00m (9'10")

Fitted with a matching range of base and eye level units, fitted fridge/freezer, dishwasher and washing machine, fitted electric oven, built-in four ring induction hob with extractor hood over, window to front, vinyl flooring, open plan door to:

front, door to:

Lounge/Diner 5.30m (17'5") max x 4.70m (15'5")

Window to rear, two double radiators, wooden laminate flooring, double door, door to:

Entrance Hall

Double radiator, wooden laminate flooring, stairs, door to:

WC

Window to front, fitted with two piece suite comprising, wash hand basin and close coupled WC, double radiator, vinyl flooring.

First Floor

Bedroom 2 4.00m (13'1") x 3.03m (9'11")

Window to front, fitted double wardrobe(s) with mirrored sliding doors, Storage cupboard, double radiator, fitted carpet, sliding door, door to:

Bedroom 2 3.70m (12'2") x 3.03m (9'11")

Window to rear, fitted double wardrobe(s) with mirrored sliding doors, Storage cupboard, double radiator, sliding door, door to:

Bathroom

Window to rear, heated towel rail, door to:

Landing 7.91m (25'11") max x 2.17m (7'1")

Skylight, double radiator, fitted carpet, stairs.

Second Floor

Master Bedroom 5.75m (18'10") x 2.86m (9'5") plus 0.01m (0') x 0.01m (0')

Two skylights, fitted carpet, door to:

Walk in Wardrobe 1.81m (5'11") x 1.51m (4'11") plus 0.01m (0') x 0.01m (0')

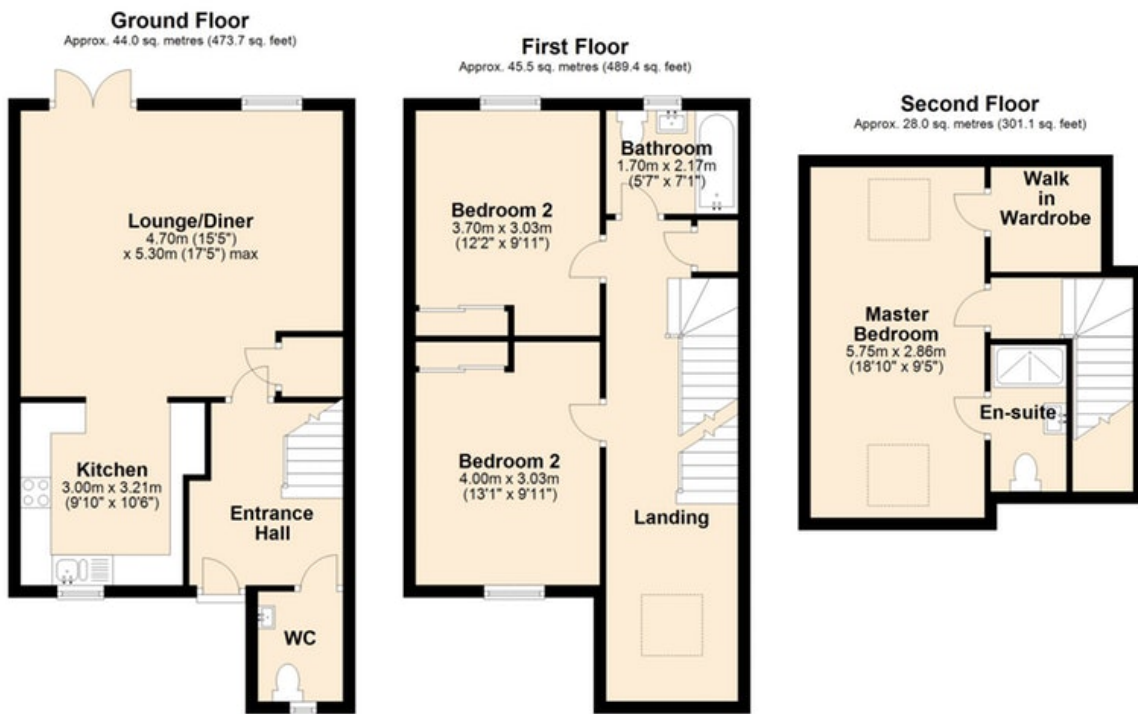
En-suite 2.41m (7'11") x 1.20m (3'11")

Fitted with three piece suite comprising wash hand basin, tiled shower enclosure and close coupled WC, heated towel rail, vinyl flooring.

OUTSIDE:

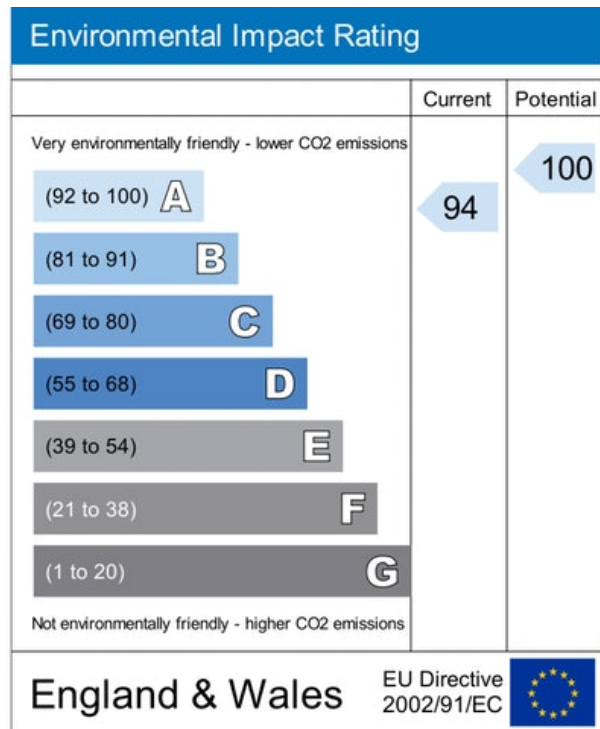
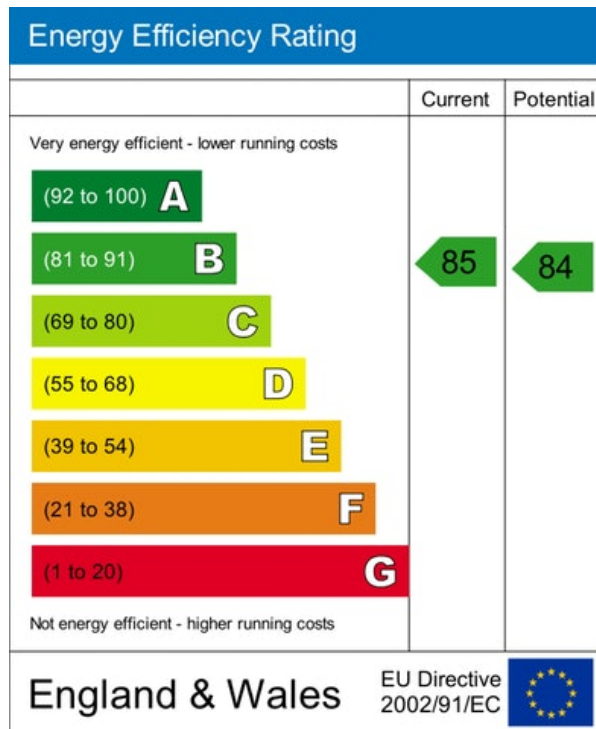
To the front, access to a parking space for cars. Enclosed rear garden.

## Floor plan:



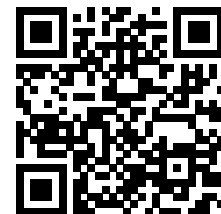
Total area: approx. 117.5 sq. metres (1264.2 sq. feet)

### Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code