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@ holly.price@exp.uk.com

hollyprice.exp.uk.com

01904 373131

Derwent Way, York, YO31 0RQ

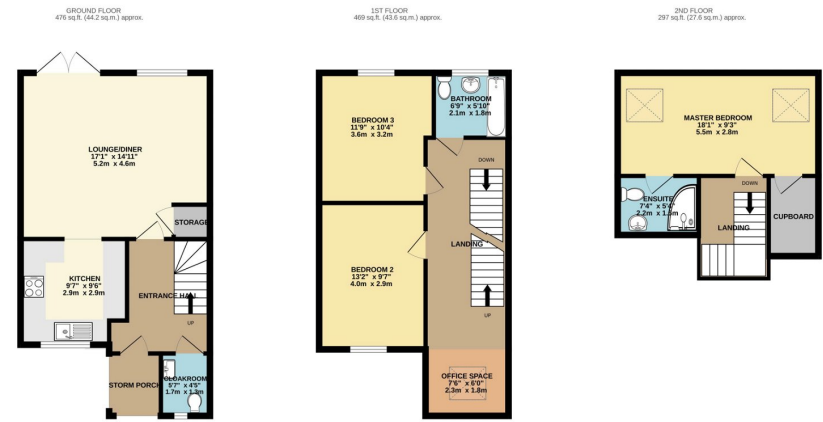
£395,000

3 3 1



- Please quote HP0386 when requesting further information or to arrange a viewing
- Modern Three Storey Townhouse
- Deceptively Spacious Home
- Move Straight In Condition Throughout
- Enclosed Rear Low Maintenance Garden
- 3 Double Bedroom Home
- Popular Derwenthorpe Location
- Family Bathroom, Downstairs W/C and En-Suite
- Added Extra Space for Home Office





TOTAL FLOOR AREA: 1242 sq. ft. (115.4 sq. m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 or efficiency can be given.
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If you're looking for a three bedroom home, with an office space, open and bright living area and in a popular location to the East side of York, then look no further. This three storey mid-townhouse with family bathroom, en-suite and downstairs w/c, plus extra area on the landing for an office/relaxing area could be the perfect next property for you. Welcome to Derwent Way.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Registered company number is 12016573. VAT Registration Number is 327 4120 29