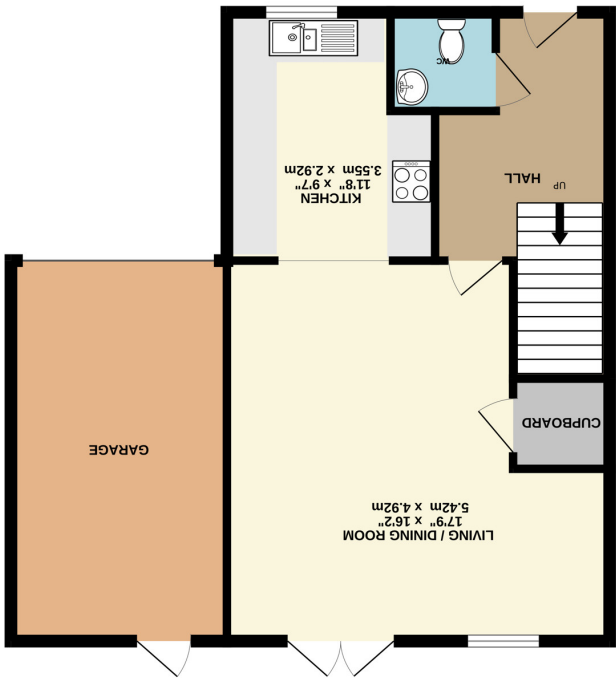


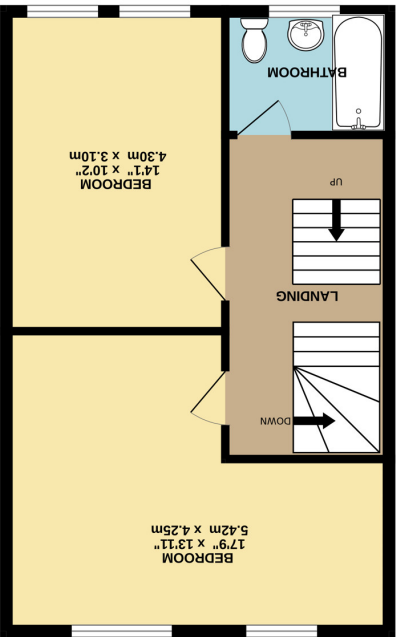
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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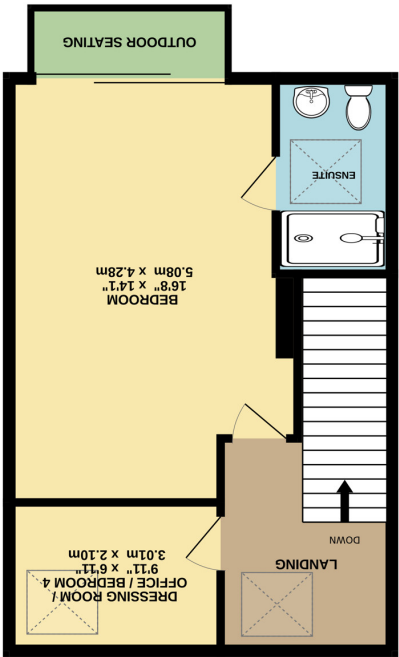
TOTAL FLOOR AREA : 1676 sq.ft. (155.7 sq.m.) approx.



GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



Lotherington Mews, York YO10 3TZ

An extremely well presented, large semi detached home located in the highly desirable eco friendly Derwenthorpe development built by David Wilson homes. This wonderful home briefly comprises; entrance hallway, a ground floor w/c, modern white gloss kitchen with integrated appliances, and a bright living / dining room with patio doors opening to the rear garden.

To the first floor are two good sized double bedrooms and a modern three piece house bathroom.

To the second floor is the largest of the bedrooms complete with an ensuite shower room and outdoor seating area. A fourth bedroom finishes this level and is currently set up as a dressing room but would equally serve as a home office space.

Externally the property benefits from a well tended front garden, driveway suitable for one car and a larger than average garage. The rear garden has been recently landscaped, with a patio area and mature borders. There is a shed for additional storage.

Ready to move in to and enjoy, and located within easy reach of local amenities and good schools, we feel this property deserves to be viewed to truly appreciate the size and standard of accommodation on offer. Early viewing is highly recommended.

Please note: There is a monthly charge of £45 per month for maintenance.

- Substantial Semi Detached Home
- Eco Home
- Large Living / Dining Room
- Modern White Gloss Kitchen
- Ground Floor W/C
- Three Double Bedrooms
- Fourth Bedroom / Office / Dressing Room
- Ensuite Shower Room
- Large Garage
- Landscaped Rear Garden
- Driveway

Travelling on Heworth Road from A1036 , take the first exit at the mini roundabout onto Tang Hall Lane, then take the left turning onto Temple Avenue. Turn right onto Lotherington Mews where the property will be seen on the left hand side.

An ideal location for access into York by public transport, car or bike. Local shopping facilities can also be found in Heworth and in Osbaldwick to include a Deli, Chemist and Florist. Plus Monks Cross, Vangarde and various supermarkets are a short drive away. The A64 which in turn leads to the road networks is easily accessible from the property. Archbishop Holgate is the local Secondary school.

