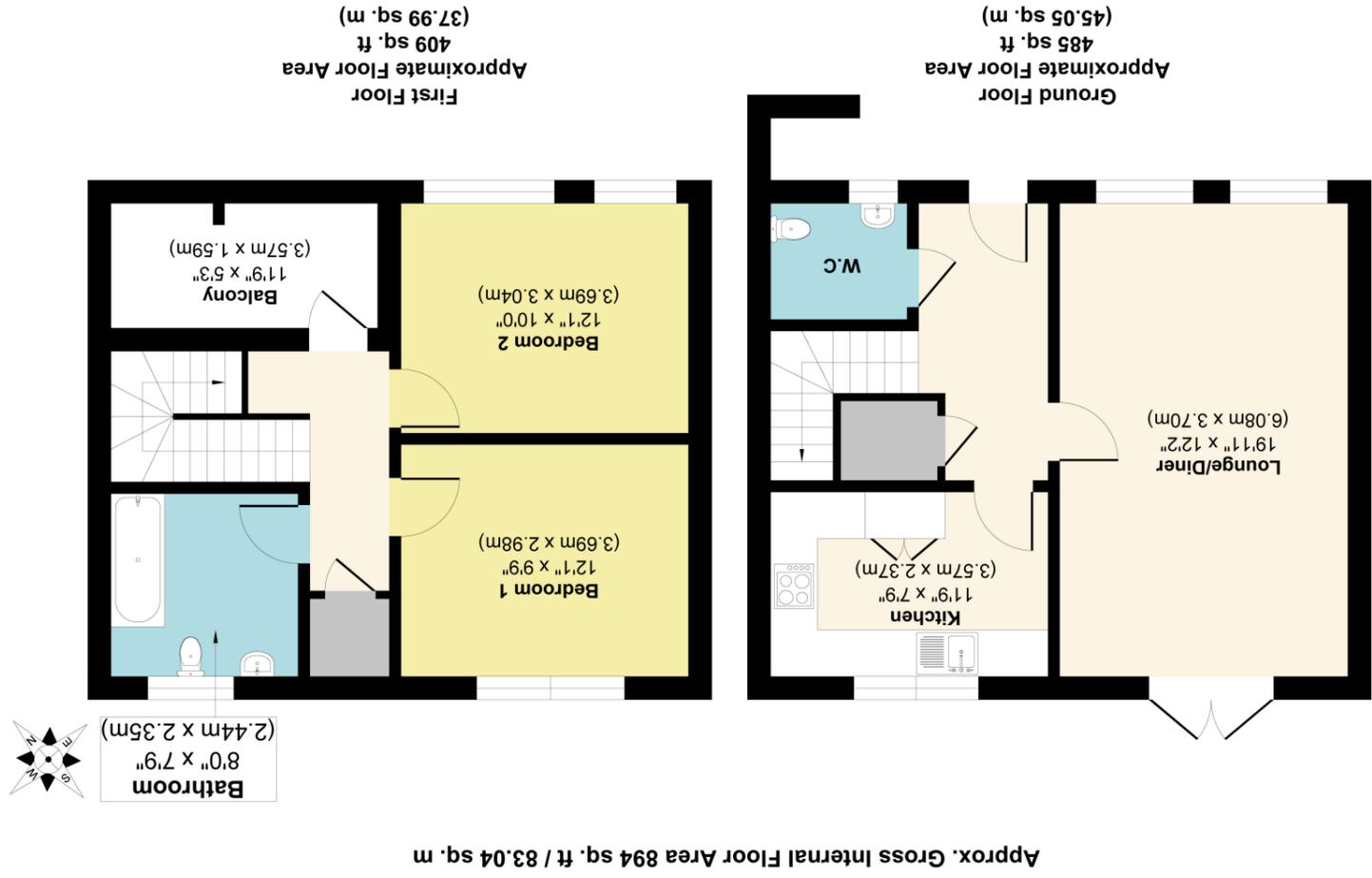


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## 25 Pearson Place, York YO31 0WE

A bright and spacious semi detached home, set within the award winning Derwenthorpe development, offering energy efficient "lifetime" living built by David Wilson Homes. Beautifully presented throughout, the accommodation briefly comprises: an entrance hall with a large storage cupboard, ground floor W/C, a well equipped modern kitchen with integrated appliances, and a generous living through dining room with doors opening onto the rear garden. To the first floor are two good sized double bedrooms, a modern three piece house bathroom, and a landing with additional storage and space for a desk—ideal for home working. A particular highlight is the covered balcony, providing a surprisingly spacious outdoor seating area that can be enjoyed in all weathers.

Externally, the property features a small front garden with two bike posts, a designated parking space immediately in front of the house (a real bonus on the development), and a generous south west facing rear garden complete with a patio area and a large shed for additional storage. There is also potential to convert the loft (subject to the necessary consents), with several neighbouring homes along the street having already created additional bedroom space.

This home deserves to be viewed to truly appreciate the size, standard, and lifestyle on offer.

Please note: There is a management charge of £35.01 per month, which contributes towards the high standard of maintenance of the communal areas (including paths and landscaped spaces with seating) and the wider facilities within Derwenthorpe, such as activity areas, playgrounds, and the Derwenthorpe Super Sustainable Centre.

- Extremely Well Presented
- Semi Detached House
- Two Double Bedrooms
- Living / Dining Room
- Modern Kitchen with Integrated Appliances
- Good Sized Garden
- Ground Floor W/C
- Balcony

Travelling from Stockton Lane from York. Take the right hand turning onto Algarth Road and continuing forward until reaching the T junction with Bad Bargain Lane. Turn left and then right onto Meadlands. Continue and turn left on to Meadlands Mews, turn right and left on to Pearson Place where the property can be identified by our for sale sign.

An ideal location for access into York by public transport, car or bike. Local shopping facilities can also be found in Heworth 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. Good schools are also within the vicinity.

