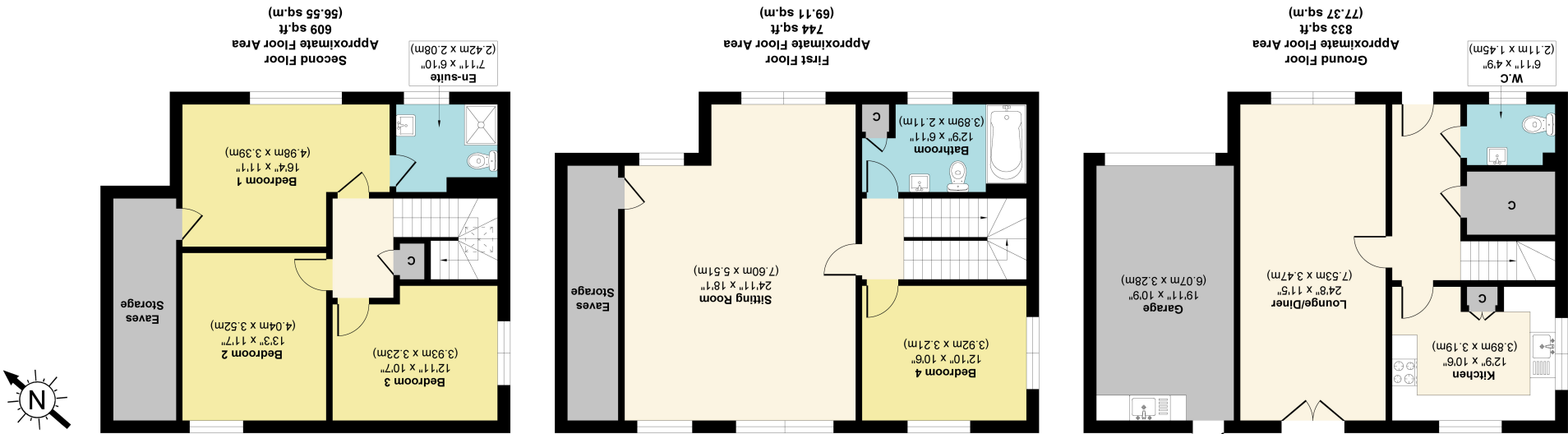


Approx. Gross Internal Floor Area 2186 sq. ft / 203.03 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
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83 St Aelreds Mews, York YO31 0RW

Redmove are delighted to bring to market this substantial modern detached house beautifully presented throughout, on a good sized corner plot, offering four double bedrooms and spacious living accommodation which has been finished to a high specification.

This well proportioned home briefly comprises; entrance hall, a generous family/dining area with French doors opening into the beautiful rear garden and a fitted kitchen. The kitchen has been upgraded to the highest specification, to include an array of wall and base units with integrated appliances and is complemented by LED kickboard lighting. To finish the ground floor accommodation is a W/C and store room. To the first floor is the impressive spacious living room with great views over the development's green areas. There is also a large adjoining storage space. A double bedroom and three piece bathroom complete the first floor. The second floor houses the master bedroom with a Juliet balcony and ensuite shower room plus two further double bedrooms. The landing has access to a large loft for additional storage. Externally the property has an enviable south west garden with a patio, two seating areas and a shed. To the front the property benefits from a garage and driveway for off road parking. Located in the Derwenthorpe development which has a "village" feel and lots of amenities for the community to use, including play areas for children and activity areas for adults. The development also has two lakes which are pleasant areas to enjoy walks and time outside. The Derwenthopre development is a low carbon community, it also boasts events and activities taking place throughout the year. Viewing is highly recommended to truly appreciate the size and standard of accommodation on offer here.

- High quality contemporary detached property
- Award winning Derwenthorpe development
- Upgraded high spec. kitchen
- Two Reception Rooms
- Four Double Bedrooms
- Floor to ceiling windows
- Good Sized Rear Garden
- Driveway
- Garage including utilities (sink and plumbing for washing machine)
- EPC grade B (84)

Travelling on Heworth Road from A1036 , take the first exit at the mini roundabout onto Tang Hall Lane, then take the left turning onto Fifth Avenue. Continue on to Derwent Way and take the first left on to St Aelreds Mews. The property is on the right hand side.

An ideal location for access into York City Centre by foot, public transport, car or bike. Local shopping facilities can also be found in Heworth to include a Deli, Chemist and Post Office. 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 primary schools nearby and Archbishop Holgate is the Secondary

