



HUDSON
MOODY

27 Lotherington Mews, York YO10 3TZ

A sustainable, eco friendly, modern three bedroom terrace situated in the DERWENTHORPE development, close to the village of Osbaldwick which lies conveniently for access to York city centre and the A64 outer ring road.

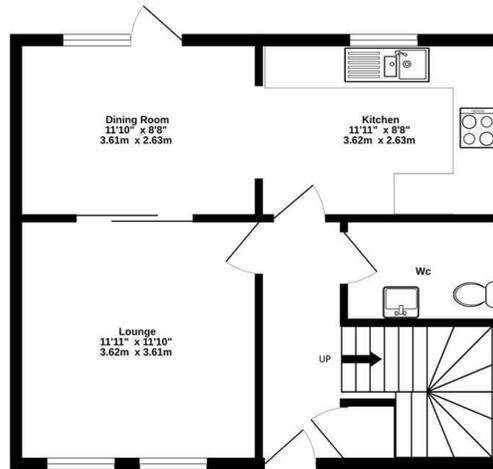
- Modern Eco-friendly Mid Terrace
- Open Plan Kitchen Dining Area
- Large Downstairs WC and Cloakroom
- Convenient Location, circa 20 minute walk from the city centre
- Three Double Bedrooms
- Family Bathroom
- Garden to the Rear
- Allocated Parking to the Front
- Delightful Modern Development

Guide Price £345,000

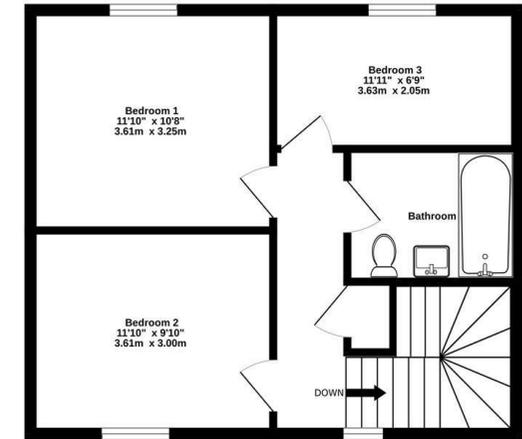
Tenure: Freehold

Council Tax Band: C

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.

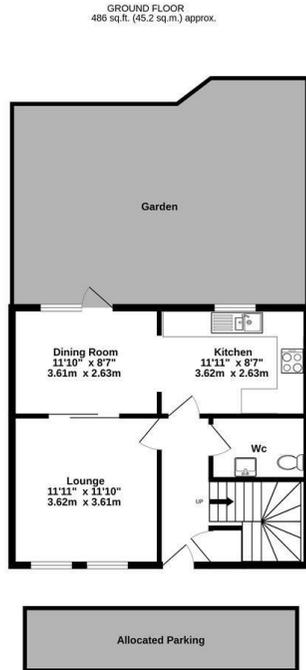


TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.

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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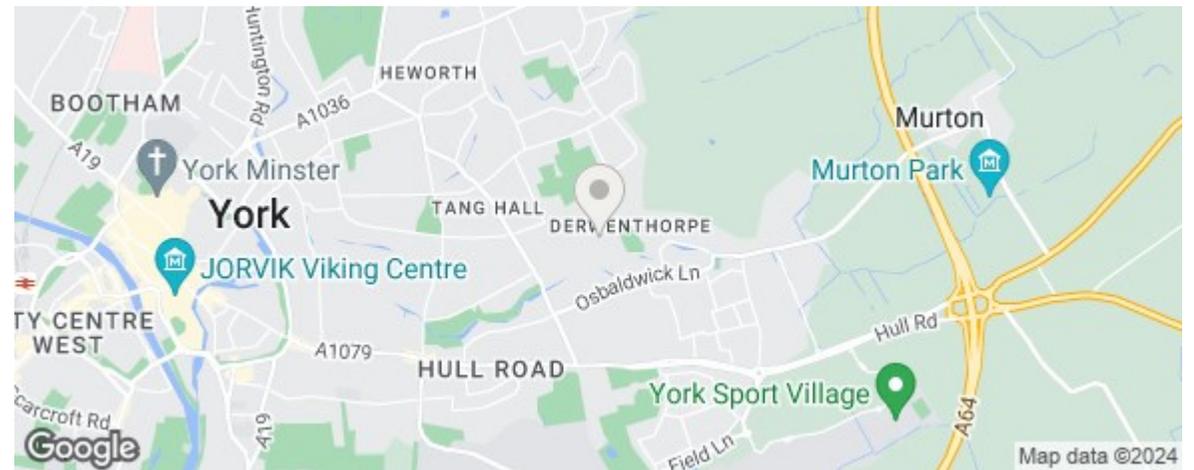




TOTAL FLOOR AREA - 486 sq.ft. (45.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, windows, doors and any other areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and specifications shown have not been tested and no guarantee is given for their operation or efficiency, call for details.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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