



HUDSON  
MOODY

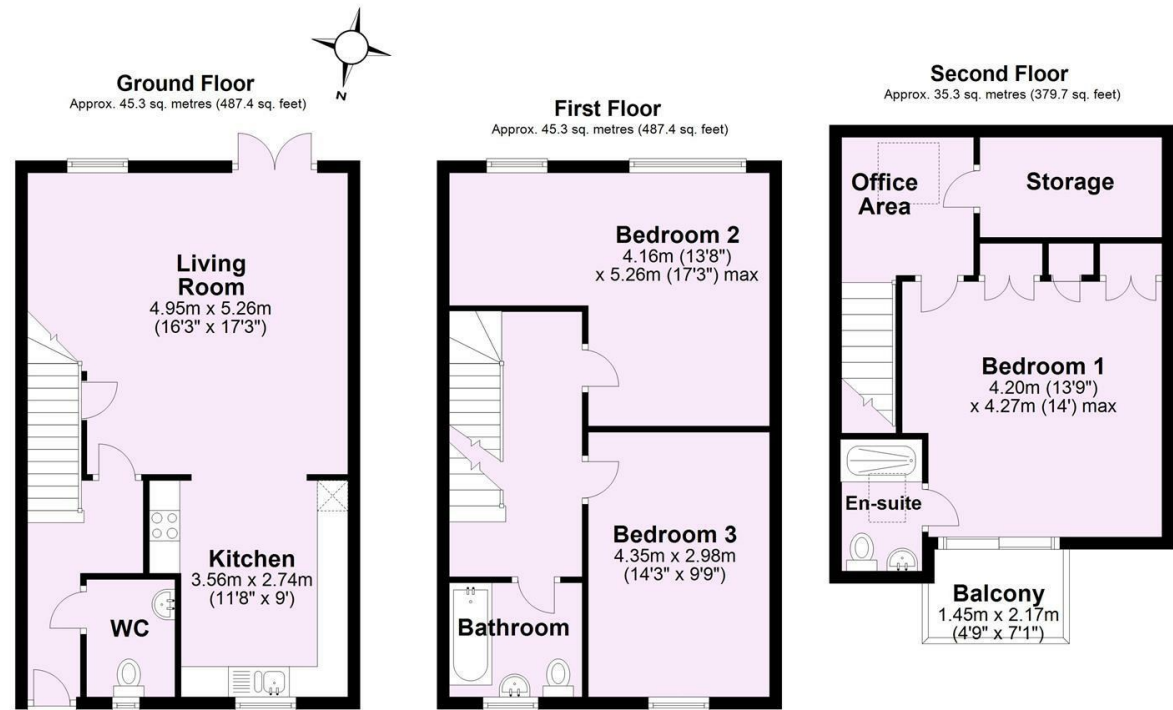
35 Lotherington Mews, Derwenthorpe, York YO10  
3TZ



**\*\*FULLY BOOKED FOR VIEWINGS\*\***

A sustainable, eco friendly, modern town house with **THREE DOUBLE BEDROOMS** and **SOUTH FACING GARDEN**. Located in the Derwenthorpe Development in Osbaldwick lying to the east of York, within easy access of the city centre, York University and the A64. **AVAILABLE ON A 30% SHARED OWNERSHIP BASIS THROUGH JOSEPH ROWNTREE HOUSING TRUST**

- Sustainable, Energy Efficient Family Home
- Open Plan Living Dining Kitchen
- Two First Floor Double Bedrooms
- Second Floor Master Suite with Balcony
- Communal Boiler and Heating System
- Surrounding Green Space, Park and Pond
- Allocated Parking
- Excellent Links to the City Centre
- 30% Ownership part of the Joseph Rowntree Housing Scheme
- £556pcm to be Paid to Cover Rent, Service Charge & Ground Rent



For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.

**Price £117,000**

**Tenure: Leasehold**

**Council Tax Band: D**



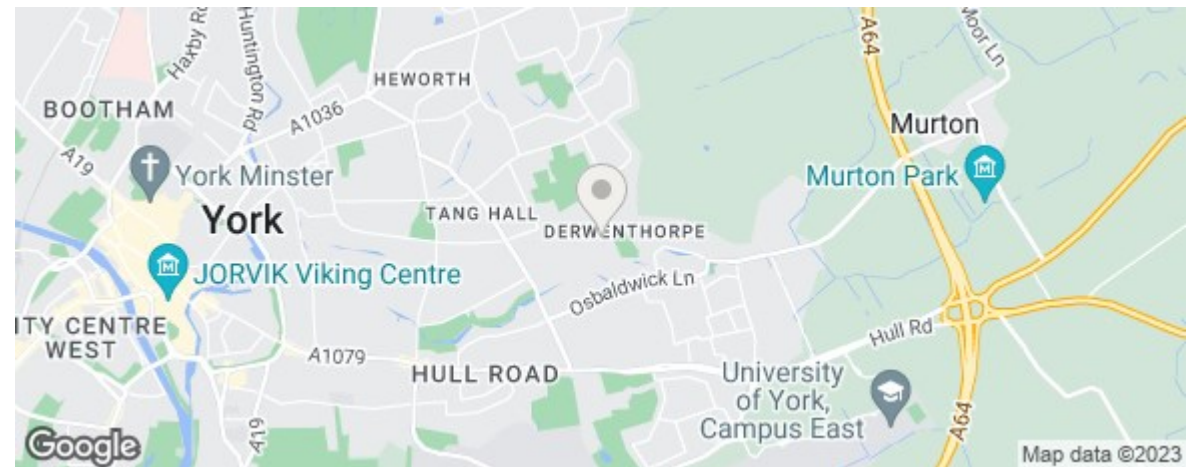








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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