



1 Blackberry Close Thorganby
York, YO19 6DB
£465,000

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STUNNING CONTEMPORARY NEW BUILD. Set within this exclusive courtyard development located in this popular village within Fulford school catchment and with easy access in to York this property is one of four individual properties built to a high standard with modern architectural detail. These eco friendly properties benefit from high levels of insulation coupled with air source heating system and pv solar panels and car ev chargers. With open front aspect the property comprises entrance hall, utility/w.c., large open plan living room with lounge and dining areas and kitchen with quality fitted units and integrated appliances, study/snug, landing, 3 bedrooms, master with en suite shower room/w.c., family bathroom/w.c. Front garden with parking for 2 cars. Good sized lawned rear garden. Additional visitor parking spaces.

NEW HOMES LIST

- Plot 1 £465,000
- Plot 2 £495,000
- Plot 3 £850,000 SOLD
- Plot 4 £820,000

Hall

Entrance door, stairs to first floor. Doors to

Utility/w.c

Plumbing for washing machine, wash hand basin, w.c.

Open Plan Living Room

Bright and spacious open plan living area with sitting area to front, dining area to rear with sliding doors to garden,

Kitchen Area

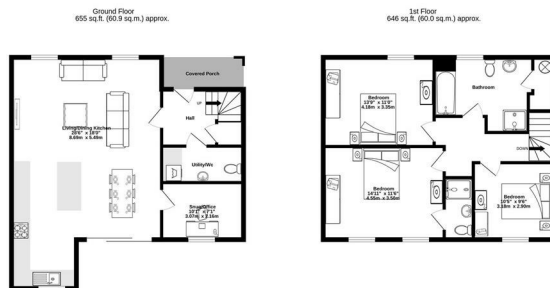
Quality shaker style fitted units with integrated appliance including oven and hob, fridge/freezer and dishwasher.

Study/Snug

Window to rear

Landing

Doors to



TOTAL FLOOR AREA: 1301 sq ft (120.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, fixtures, fittings and finishes shown are approximate and not intended to be taken as a guarantee. The actual floorplan, fixtures and fittings may vary from those shown and no guarantee is given as to the accuracy of the floorplan.

Bedroom 1

Large master bedroom with windows to rear

En Suite

Walk in shower cubicle, wash hand basin and w.c.

Bedroom 2

Double sized bedroom with window to rear

Bedroom 3**Bathroom**

Three piece white suite including panelled bathe, wash hand basin, w.c

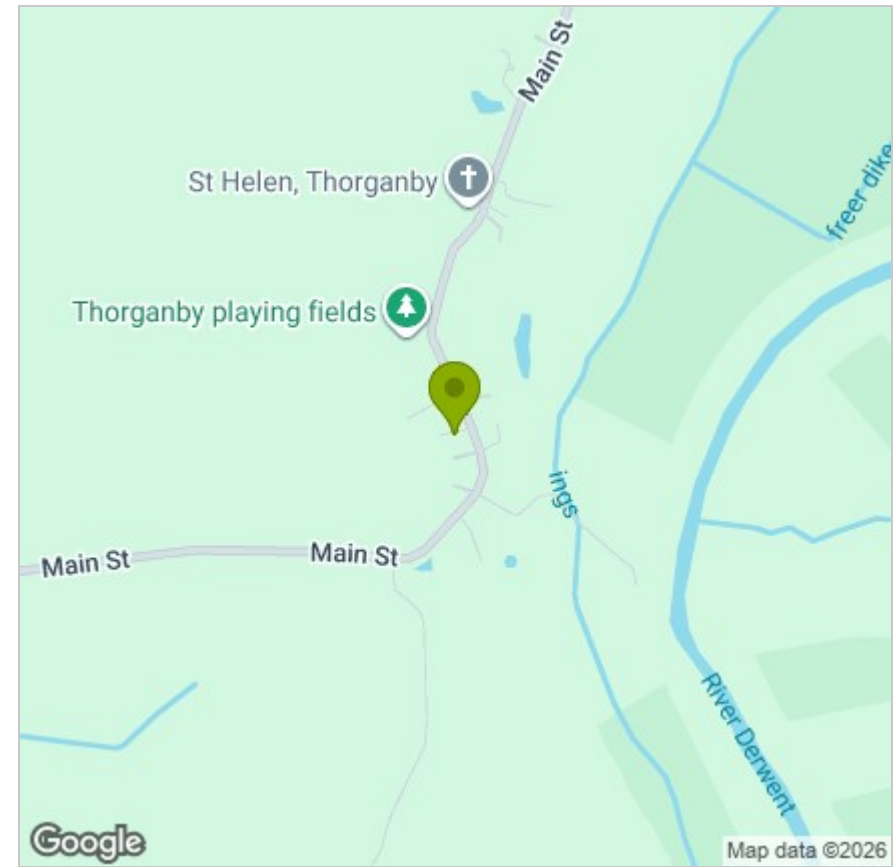
Note

All sizes and room layouts are provided by the developer and may be subject to change during the builder.

FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.