



HUDSON  
MOODY

23 Nevis Way, York YO24 2XE

A DETACHED THREE BEDROOM BUNGALOW situated on the edge of Woodthorpe, within easy reach of Acomb village, the A64 and York city centre. The property stands on a good sized plot with ample off street parking and is offered for sale with NO ONWARD CHAIN.

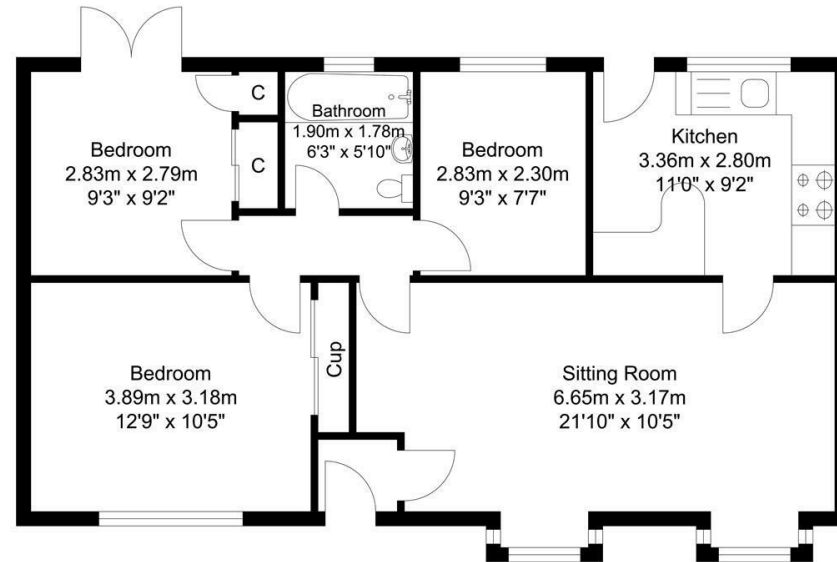
- Modern Detached Bungalow
- Three Bedrooms
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Well Equipped House Bathroom
- Large Wrap Around Gardens
- Single Garage
- Driveway Providing Off Street Parking
- Close to Outer Ring Road and A64
- Excellent Shops and Services Nearby

**Guide Price £395,000**

**Tenure: Freehold**

**Council Tax Band: D**

23 Nevis Way



GROUND FLOOR

Approximate Floor Area 69.36 sq. m (746.58 sq. ft.)

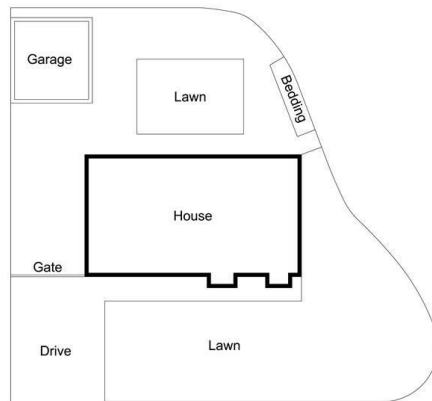


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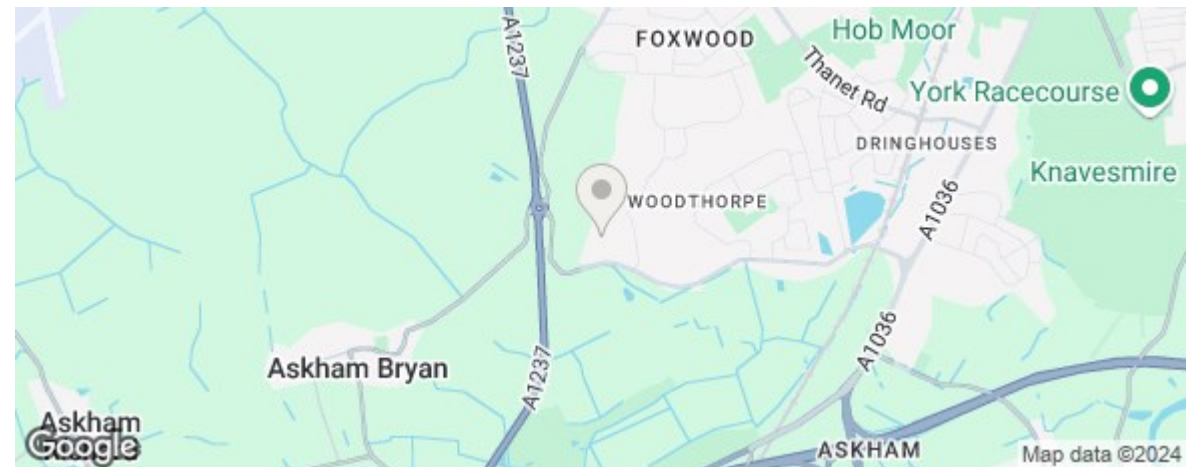
23 Nevis Way



SITE PLAN (NOT TO SCALE)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**