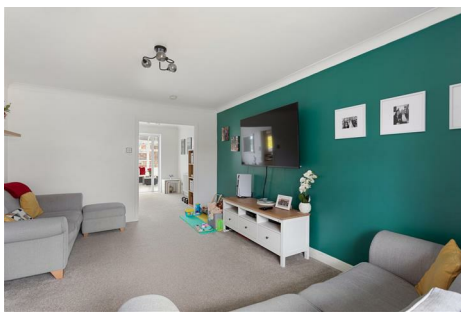


N A I S H
E S T A T E A G E N T S



Y O R K
E S T . 1 9 3 9



20 Deveron Way , York, YO24 2XH

Situated on Deveron Way, Woodthorpe to the West of York, is this charming three-bedroom detached home located in a popular suburb. This delightful property, built in 1988, offers a comfortable living space spanning 1,389 sq ft.

Upon entering, you are greeted by two inviting reception rooms - a lounge and a dining room, perfect for entertaining guests or relaxing with family. The addition of a conservatory brings a touch of elegance and provides a tranquil space to enjoy the natural surroundings.

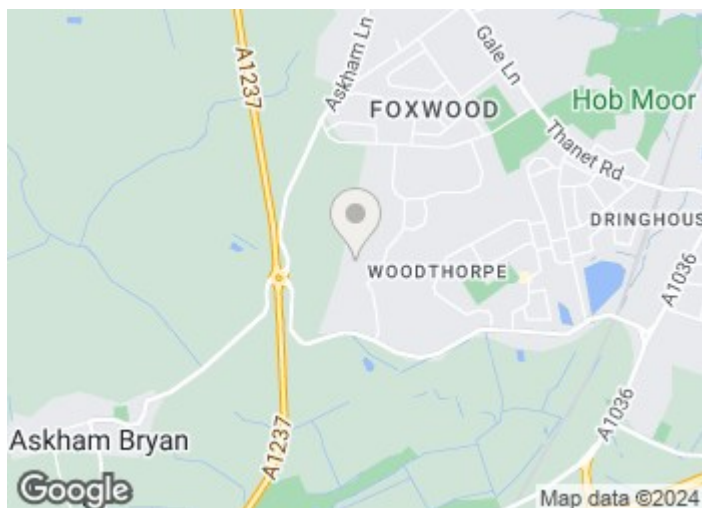
The property boasts a well-equipped kitchen, ideal for whipping up delicious meals, and a convenient w/c for added comfort. Upstairs, you will find three generously sized bedrooms, offering ample space for a growing family or accommodating guests.

£375,000

20 Deveron Way , York, YO24 2XH



- Detached Home
- Convenient Location
- Three Bedrooms
- Driveway
- Versatile Reception Rooms
- Walking Distance to Local Amenities

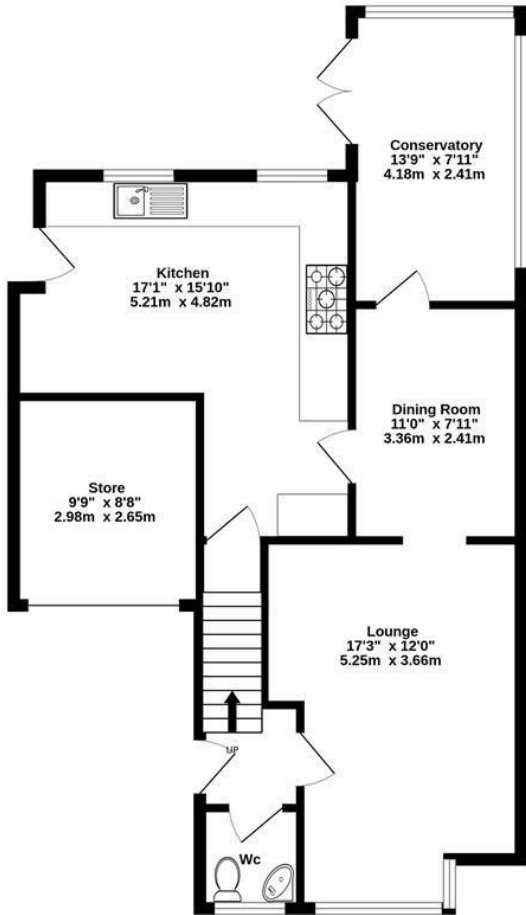


[Directions](#)

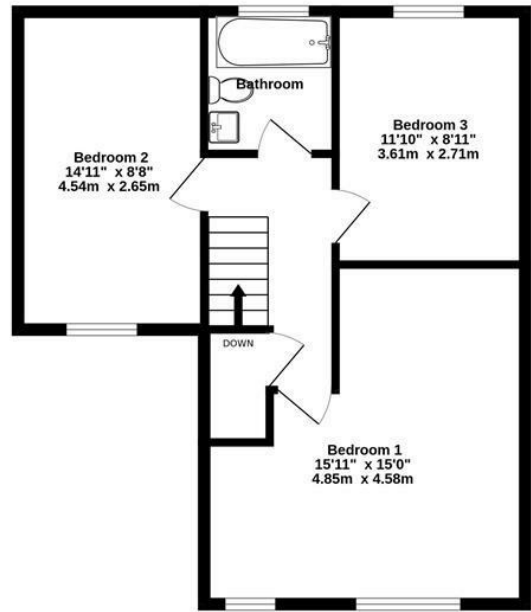


Floor Plan

GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	85
(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	