



23 Nevis Way

YO24 2XE

£1,650 pcm

- 02/06/2026
- THREE BEDROOMS
- FLEXIBLE FURNISHINGS
- WHITE GOODS INCLUDED
- AMPLE PARKING AND SINGLE GARAGE
- GARDENER INCLUSIVE OF RENT
- EPC RATING 'D'
- COUNCIL TAX BAND 'D'

## GENERAL SUMMARY

We are delighted to present this three bedroom detached bungalow located in Woodthorpe, with easy access to York ring road and the A64. The property benefits from gas central heating and briefly comprises:- Large living room with focal electric fire, fully fitted kitchen with electric hob & cooker, washing machine, dishwasher and fridge with freezer. Two double bedrooms and one single bedroom/office, family bathroom with shower over the bath, wash hand basin and WC, low maintenance garden front and rear with the added benefit of a gardener who will maintain the space included within the rent. Finally a single garage with up and over door and ample off street parking on driveway. EPC 'D'. Council Tax Band 'D'.

## TERMS OF TENANCY

The property is available To Let furnished or unfurnished, on an Assured Periodic Tenancy and a Security Deposit of £1,890 will be payable for this tenancy.

## VIEWING ARRANGEMENTS

Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at [LittlefairsPropertyCompany.co.uk](http://LittlefairsPropertyCompany.co.uk)

## ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas, Electricity, Water and Council Tax.

Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. On request, we will provide full documentation explaining what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded.

Please note that some of the photographs used in the marketing of this property may have been digitally enhanced using artificial intelligence to better represent the property's potential. We recommend viewing the property in person to get the most accurate impression of its current condition.

## DIRECTIONS

As you continue along Moor Lane off the A1237, turn left onto Alness Drive. Head down Alness drive and take the second turning on the left onto Nevis Way. Continue down Nevis Way and No 23 is located on your left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**T:** 01904 393989

**E:** [info@LittlefairsPropertyCompany.co.uk](mailto:info@LittlefairsPropertyCompany.co.uk)

**W:** [LittlefairsPropertyCompany.co.uk](http://LittlefairsPropertyCompany.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements