



**Nevis Way, YORK YO24 2XE**



**welcome to**

**Nevis Way, YORK**

A well presented two-bedroom semi-detached home, situated within a popular residential area of York, offering modern open-plan living and a generous south-facing rear garden.



**Lounge**

20' 7" x 11' 3" ( 6.27m x 3.43m )

**Kitchen**

11' 2" x 7' 8" ( 3.40m x 2.34m )

**Bedroom One**

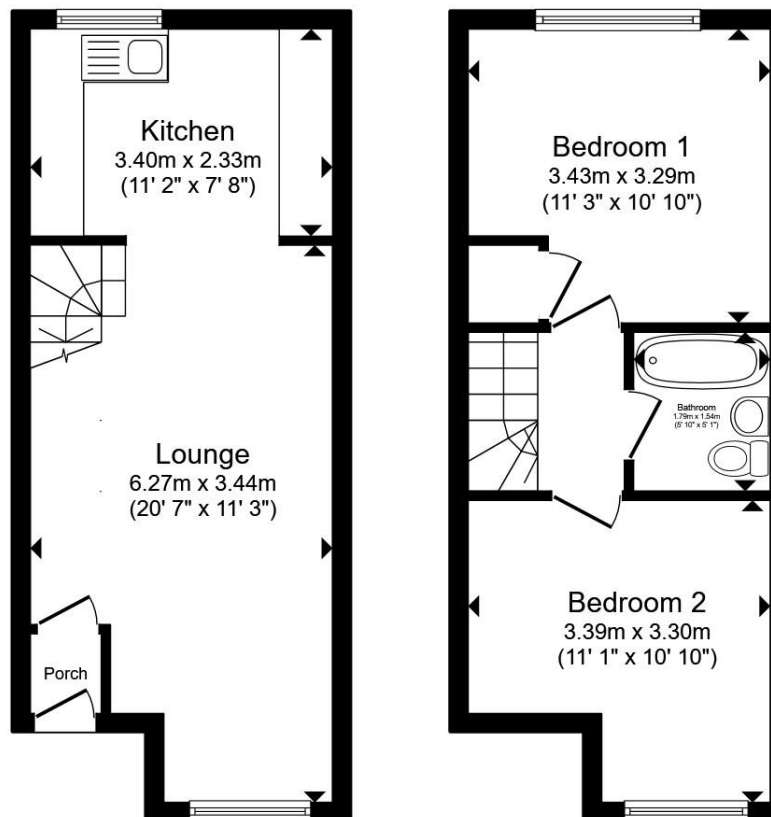
11' 3" x 10' 10" ( 3.43m x 3.30m )

**Bedroom Two**

11' 1" x 10' 10" ( 3.38m x 3.30m )

**Bathroom**

5' 10" x 5' 1" ( 1.78m x 1.55m )



**Ground Floor**

**First Floor**

Total floor area 55.3 m<sup>2</sup> (595 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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welcome to

## Nevis Way, YORK

- A WELL PRESENTED TWO BEDROOM
- POPULAR RESIDENTIAL AREA OF YORK
- A GOOD SIZE, SOUTH FACING GARDEN
- OPEN PLAN LIVING
- A SHORT DISTANCE TO LOCAL SHOPS AND AMENITIES

Tenure: Freehold EPC Rating: A

Council Tax Band: D

# £290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YOR110033 - 0003

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