



1 Devon Place , York, YO10 3HD

A Stylish Three-Bedroom Semi-Detached Home with South-Facing Garden. Situated within a highly sought-after residential area of York, this well-presented three-bedroom semi-detached home offers well-balanced accommodation, generous outdoor space and excellent off-street parking for up to multiple vehicles. The property would make an ideal home for a young family, with a modern layout and a particularly impressive south-facing rear garden extending to over 60ft in length.

£300,000

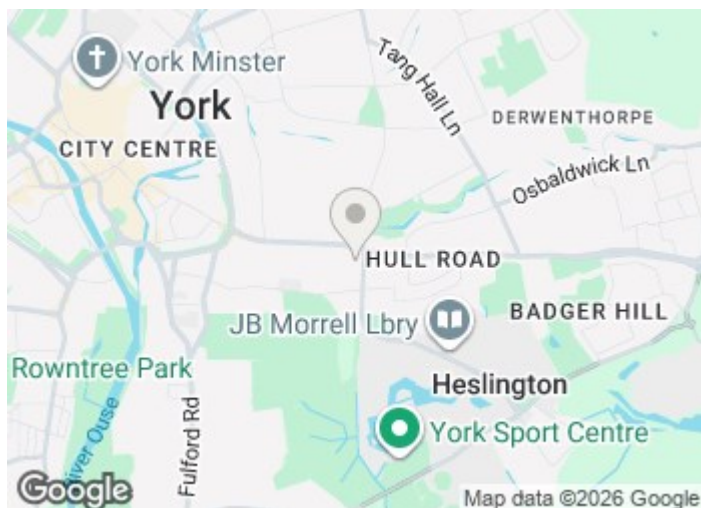
1 Devon Place

, York, YO10 3HD



- Semi-Detached Home
- Large South-Facing Rear Garden
- Three Bedrooms
- Driveway for multiple vehicles
- Separate Home Office
- No onward chain

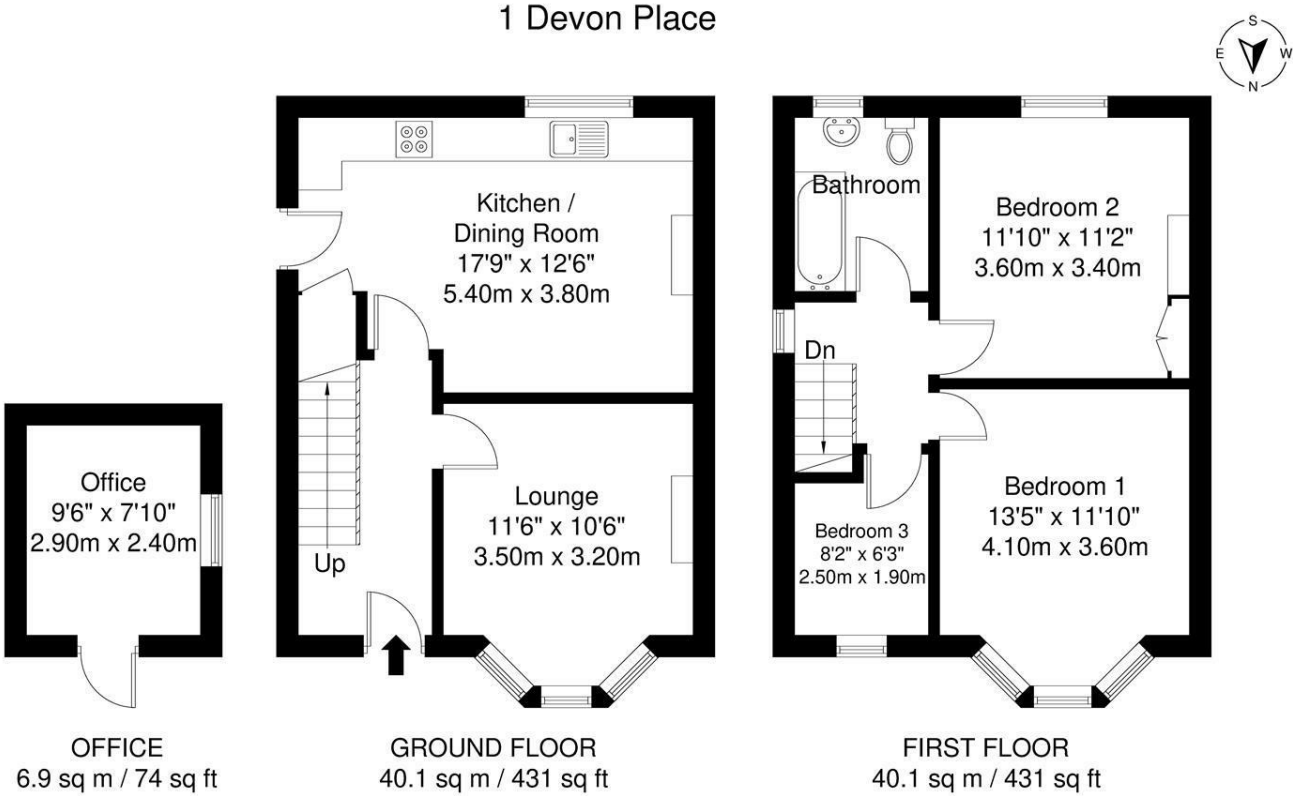
Offer Procedure



Directions



Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 80.2 sq m / 862 sq ft
OFFICE = 6.9 sq m / 74 sq ft
TOTAL = 87.1 sq m / 936 sq ft

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		