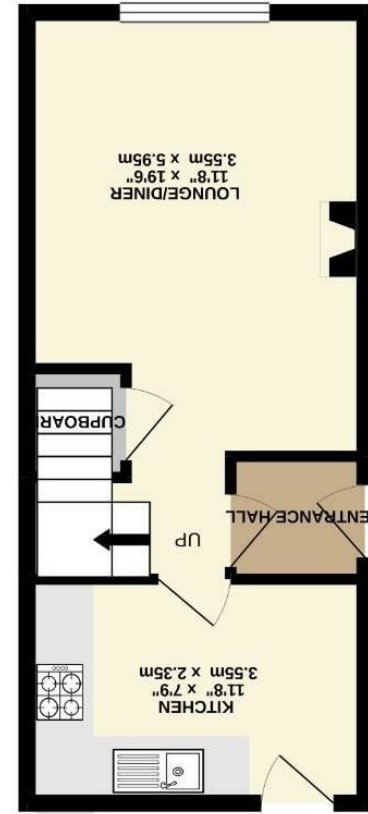
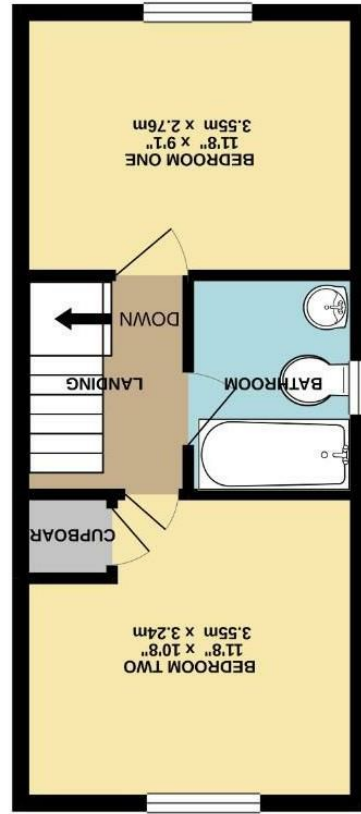


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Potential



These plans have been made to ensure the accuracy of the layout of the property. Measurements of rooms, corridors, and any other areas are approximate and no responsibility is taken for any error. Prospective purchasers should take the floor plan as a guide only and should be checked and confirmed by their solicitor prior to exchange of contracts. The floor plan is not intended to constitute part of an offer or contract.



14 Deveron Way, York
 £220,000



Ashtons



Description

This wonderful modern home enjoys a most sought after location to the South West of York, ideally placed for access to a wealth of excellent commuter links and local amenities yet boasts a peaceful position sure to appeal to a range of potential buyers.

Well presented throughout and recently fully re-decorated, the property is in move-in condition and offers spacious, light and airy living space. An entrance hall leads to a great sized reception room with feature fireplace and kitchen which is fitted with a range of units, appliances and with space for a dining table. To the first floor are two double bedrooms and house bathroom.

Externally, the property boasts a wonderful enclosed garden with lawned and paved areas; well stocked and boasting a real sense of privacy. There is a storage shed and driveway parking.

Offered for sale with no forward chain, early viewing is essential.