

## Severus Avenue, York, YO24 4LX

- FIVE BEDROOM SEMI-DETACHED HOME
- THREE GENEROUS RECEPTION ROOMS
- EN SUITE PRIMARY BEDROOM
- DETACHED GARAGE
- EPC RATING D
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOG BURNER
- LOFT CONVERTED TO TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND E

**£600,000**





# Severus Avenue, York, YO24 4LX

## DESCRIPTION

A beautifully presented, five bedroom, semi-detached family home on a sought after tree lined street close to local amenities.

Upon entering the property you have a spacious entrance hall with useful understairs storage cupboard.

To the front you have the lounge with large bay window filling the room with natural light and an attractive log burner creating a focal point to the room.

The next reception is currently used as a dining room and leads through to the stunning kitchen with its wealth of modern base and wall units, integrated appliances and Belfast sink.

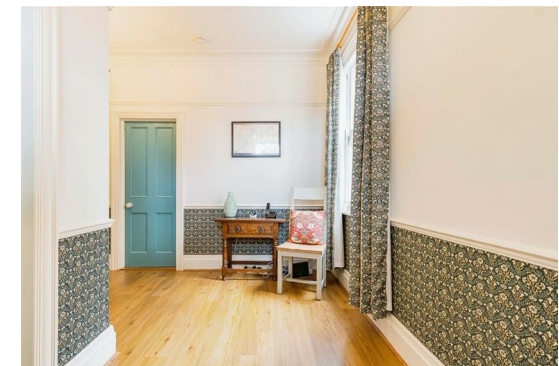
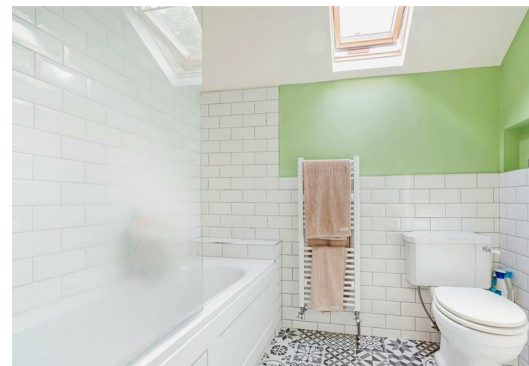
The ground floor is completed by a bright and airy family room with feature fireplace, skylights and patio doors leading to the rear garden.

To the first floor you have three double bedrooms, the main of which has an ensuite shower room. The family bathroom is also on the first floor with sink, W.C and bath with shower over.

The second floor offers two further double bedrooms.

Externally the property has a walled front garden and to the rear is an enclosed rear garden with mature borders and a seating area. There is also detached garage.

Viewing of this property is highly recommended to truly appreciate all it has to offer.











Total floor area 166.2 m<sup>2</sup> (1,789 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.focalagent.com

### Viewings

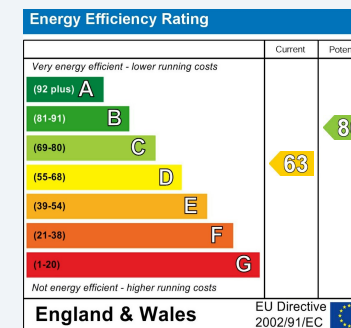
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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