



31 Severus Avenue,  
York, North Yorkshire YO24 4LX

Guide Price £475,000

  
**BISHOPS**  
PERSONAL AGENTS



Bishops Personal Agents offer for sale, just a short distance out of the city of York, a three-bedroom semi-detached family home. Offering the best in city suburb living, located along a quiet tree lined cul-de-sac on Severus Avenue, just to the south/west of York in central Acomb, well situated with easy access to the outer ring road and into the York City Centre and station. Also with popular local schools, West Bank Park and the Acomb shopping centre close at hand. This superb property, has been a family home to the current owners for around 35 years, offering a balance of charming features and sympathetic touches, in one of York's most popular locations. Another great thing about this house, is that there is still further potential to add your own stamp and style, including convert the attic space. Ideal for a multitude of buyers including professional couples, families and those looking to retire to their forever home, this property will be very popular. The ground floor accommodation comprises; Entrance hallway with a cloakroom and a staircase to the first floor. Doors lead to the reception rooms, where we find to the front, the cosy bay fronted living room with a feature Adams style fireplace. Then onwards into the central dining room, with French doors leading into the sitting room, a perfect space to relax. To the rear of the house we find the extended kitchen/breakfast room with a range of white fitted units and some integral appliances, plus plenty of space for a table and chairs and a door leads out to the garden. From the first floor landing, are three well proportioned bedrooms, all with built in wardrobes and a family bathroom with a seperate shower cubical. Externally to the rear of the property, we find a fabulous fenced garden, with ample planting, shrub borders, just right for those who like pottering in the garden, plus a raised patio area, perfect for outside entertaining. Also to the front we find off street parking on a driveway leading to the detached garage, perfect for a car/cycle enthusiast and a separate workshop. Please do arrange to view this excellent property as soon as possible, not to miss out on this charming home!

**Acomb is a popular leafy suburb of York within walking distance of the city centre. The area boasts a wide range of handy local amenities including a promenade of shops that includes a Morrison's Supermarket. There are state and independent schools close by and the area is served by a frequent bus service. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Hall

Double glazed front entrance door to hallway, double glazed window to side aspect, ceiling coving, dado rail and radiator\*. Stairs leading to the first floor. Doors leading to...

### Cloakroom

4' 6" x 3' 2" (1.37m x 0.96m)

White two piece suite comprising: Pedestal wash hand basin with mixer tap, low level wc, double glazed windows to front aspect and heated towel rail\*.

### Living Room

14' 0" x 11' 11" (4.26m x 3.63m) Into bay

Double glazed bay windows to front aspect, ceiling coving, feature fireplace with Adams style surround, tiled hearth, inset gas fire\*, tv point\* and radiator\*.

### Sitting Room

13' 5" x 11' 11" (4.09m x 3.63m)

Windows to rear aspect, ceiling coving, feature fireplace, electric fire\*, tv point\* and radiator\*.



### Dining Room

12' 10" x 10' 3" (3.91m x 3.12m)

Double glazed windows to side aspect, ceiling coving, understairs storage with wall mounted boiler\* and radiator\*. Doors leading to...

### Kitchen/Breakfast Room

22' 9" x 10' 1" (6.93m x 3.07m)

Fitted with an attractive range of white base and wall mounted units with matching work preparation surfaces over, inset drainer sink with mixer taps, integral appliances include electric oven\*, grill\*, 5 x gas hob\*, extractor hood\*, dishwasher\*, plumbing for a washing machine\* and radiator\*. Door leading to the garden.

### First Floor Landing

Double glazed window to side aspect. Doors leading to...

### Bedroom 1

13' 6" x 11' 10" (4.11m x 3.60m)

Double glazed windows to rear aspect, built in wardrobes ceiling coving and radiator\*.



### Bedroom 2

11' 6" x 10' 9" (3.50m x 3.27m)

Double glazed windows to front aspect, built in wardrobes, ceiling coving, down lighting and radiator\*.

### Bedroom 3

10' 4" x 9' 6" (3.15m x 2.89m)

Double glazed windows to rear aspect, built in wardrobes with sliding doors, tv point\* and radiator\*.

### Bathroom

10' 4" x 6' 1" (3.15m x 1.85m)

White four piece suite comprising: Bath with mixer taps and shower head, shower cubicle with mains shower\*, pedestal wash hand basin with mixer tap, set in a vanity unit, low level wc, double glazed windows to rear aspect, heated towel rail\* and radiators\*.





### Outside

To the front of the property there is a raised walled garden area and a driveway, providing off street parking leading to the garage. Passing through the side gate to the rear, we find a fabulous fenced garden, laid to lawn with astro turf and shrub boarders. To the end of the garden passing the water feature, we find a raised patio area, perfect for outside entertaining and a garage with power and lighting.

### Garage

25' 6" x 11' 10" (7.77m x 3.60m)  
Double doors to front, power, lighting and side door leading to the garden. Low level wc and sink. Plus 11' 11" x 11' 0" (3.63m x 3.35m) A seperate workshop with a door leading to the garden.

### Agents Note

Epc rating TBA. Council tax band D.

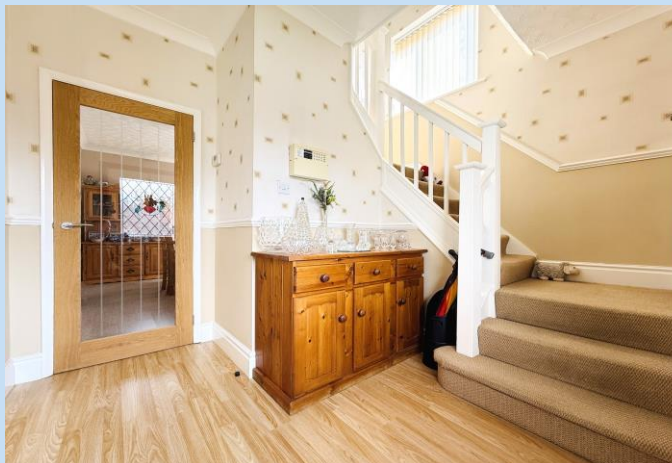
Broadband supplier: BT.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.







## Energy performance certificate (EPC)

31 Severus Avenue YORK YO24 4LX	Energy rating <b>C</b>	Valid until:	20 April 2035
		Certificate number:	9837-3049-4204-1715-5204

**Property type** Semi-detached house

**Total floor area** 128 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9837-3049-4204-1715-5204>

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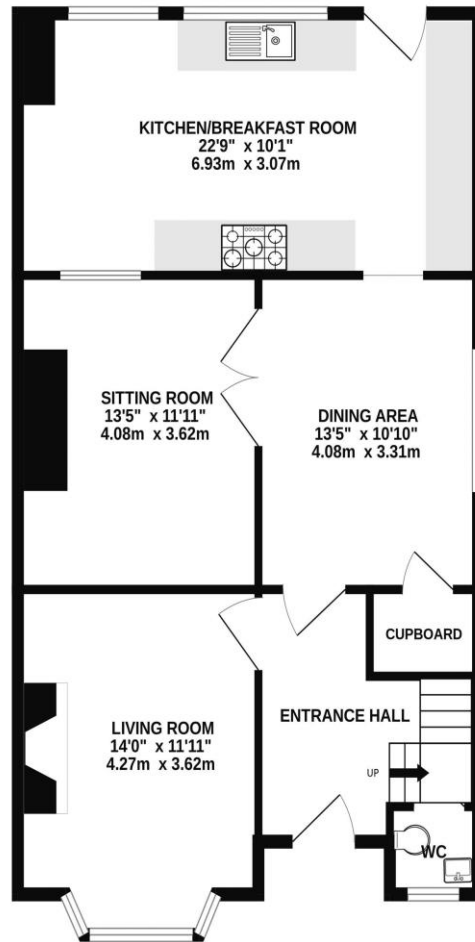
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

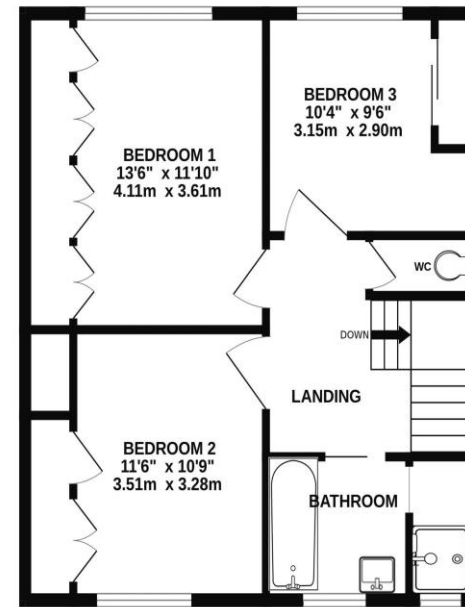
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GROUND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 sq.m.) approx.

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.  
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