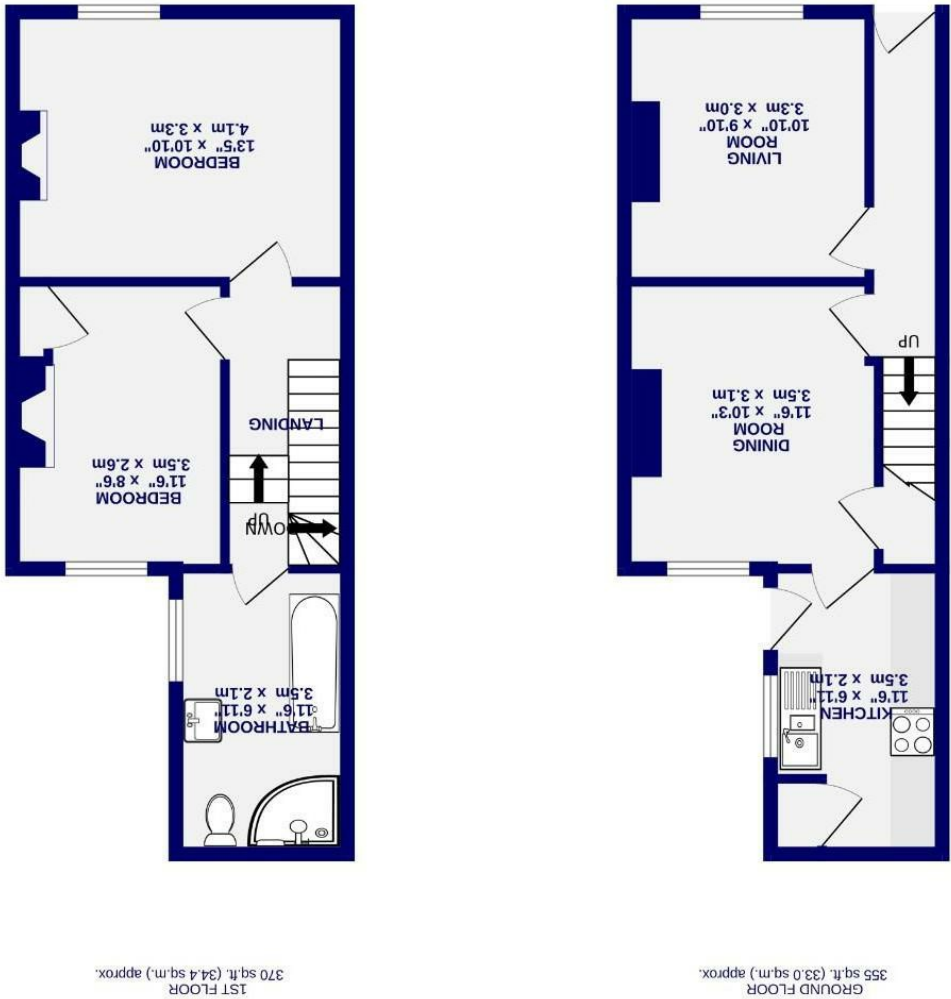




Severus Street Acomb, York YO24 4NL

Freehold
Council Tax Band - B

- Traditional Victorian Terrace
- Two Double Bedrooms
- First Floor Bathroom
- Generous Courtyard Style Garden
- Sought After Residential Setting
- New Kitchen & Bathroom
- No Onward Chain
- EPC D



While every attempt has been made to ensure the accuracy of the location, measurements of rooms and any other areas are approximate. It is advised that the prospective buyer should verify the actual measurements and areas shown have not been altered and no guarantee as to their accuracy. Measurements are given in feet and inches and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their quality.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Severus Street
Acomb, York
YO24 4NL

Offers Over £250,000

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Tucked away on this attractive traditional terrace street, this delightful home has been thoughtfully updated throughout. With a recently fitted kitchen and bathroom, tasteful redecoration and a generous rear garden, it is an ideal purchase for first-time buyers, professionals or investors looking for a move-in ready home in a popular location.

The property is entered via a welcoming entrance hall which leads into a bright and spacious living room positioned at the front of the home. A large window allows natural light to flood the room, creating a warm and inviting living space.

To the rear is a separate dining room with hard flooring, providing an excellent space for entertaining and everyday dining, while seamlessly leading through to the recently updated kitchen. The kitchen has been finished to a high standard with a stylish range of modern wall and base units, quality worktops, a contemporary sink and metro-style tiled splashbacks, offering both practicality and a modern finish.

The first floor offers two generous double bedrooms together with a beautifully updated bathroom suite. Finished in a contemporary style, the bathroom benefits from both a separate bath and shower, a wash basin with vanity storage and modern fittings throughout.

Externally, the property enjoys a charming courtyard-style rear garden which has been designed for low-maintenance outdoor living. With patio seating areas, established flower beds and traditional brick boundaries providing a lovely sense of privacy, it is a wonderful space to enjoy throughout the year. Useful brick-built outbuildings also provide excellent additional storage.

Located within easy reach of the wide range of shops, cafés and amenities that Acomb has to offer, the property also enjoys excellent access to York city centre, York Railway Station and the outer ring road, making it an exceptionally convenient place to call home.

