



HUDSON
MOODY

63 Severus Avenue, York YO24 4LX



A substantial SEMI-DETACHED HOUSE with PERIOD FEATURES, situated in a quiet tree lined road tucked away between HOLGATE and ACOMB VILLAGE.

A low maintenance gravelled garden and driveway leads to the side of the property and into a spacious entrance hall with useful under stairs cupboard. The house has the benefit of two reception rooms. To the front is the dining room displaying an unusual large corner bay window and brick fireplace housing a gas fire. The sitting room to the rear has the benefit of glazed French doors opening onto the patio and an ornate painted fireplace with brick hearth and alcove with shelving to the sides. The generous breakfast kitchen has a range of timber fronted units incorporating an integral oven, gas hob and extractor fan together with space for an under counter washing machine and ample space for table and chairs. The turned staircase with an open wrought iron banister leads to the first floor landing off which are two spacious double bedrooms, the master bedroom features a similar corner bay window and ample storage in a range of fitted wardrobes. Also off the landing is a third single bedroom and the tiled house bathroom with modern white suite and over bath shower. To the rear of the house lies a patio leading out to a lawned garden, herbaceous borders and access to the spacious single garage. The house is conveniently placed for easy access to York city centre along York Road through Holgate and local facilities are available close by in Acomb.

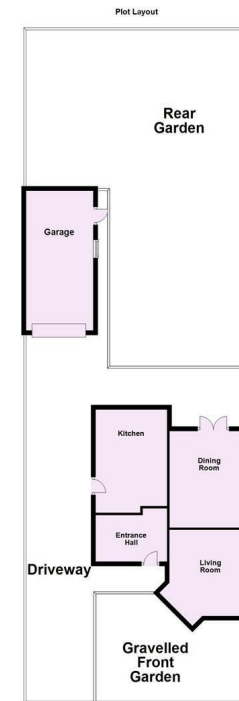
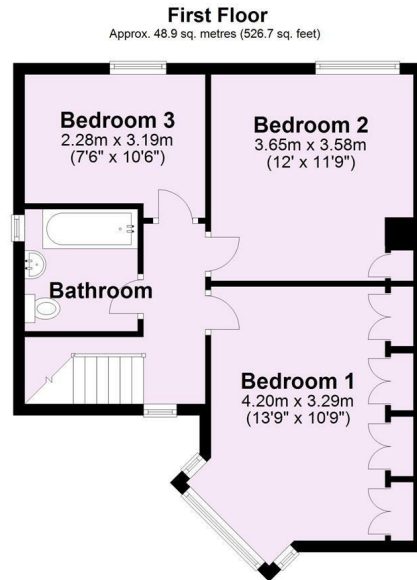
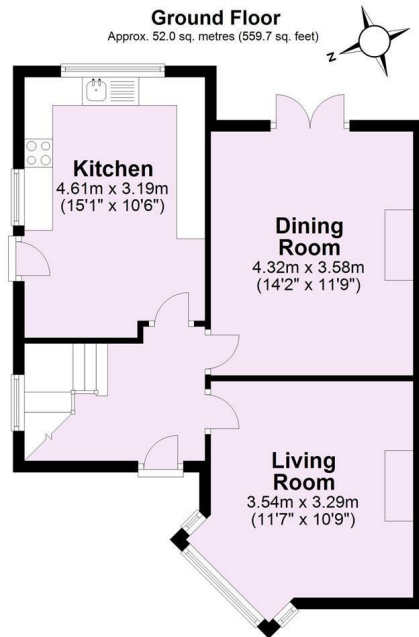


- Substantial Semi-Detached House
- Two Reception Rooms
- Fitted Kitchen
- Three Bedrooms
- House Bathroom
- Single Garage
- Off Street Parking
- Lawned Rear Garden
- Quiet Location

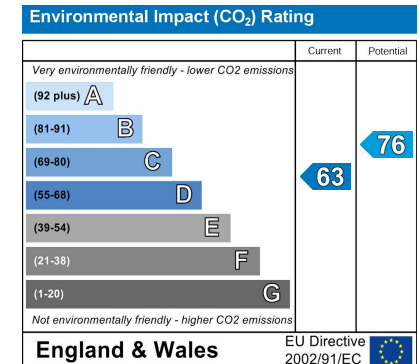
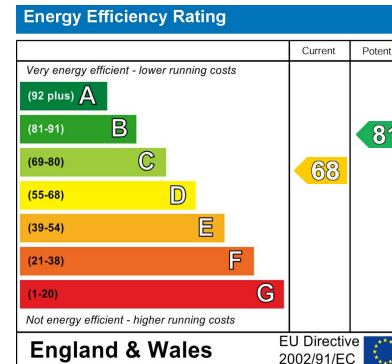
Guide Price £385,000

Tenure: Freehold





For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



**HUDSON
MOODY**

IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.

**58 Micklegate
York
North Yorkshire
YO1 6LF**

01904 650650