

LANCASTER
SAMMS

16 Severus Street, York

York

£250,000



A two bedroom mid-terraced home requiring full modernisation and situated just off Acomb Road with plenty of local amenities, offered with the benefit of no onward chain.

The property is accessed via a UPVC front door leading into a spacious entrance hallway, with stairs leading to the first floor accommodation. To the right you will find the lounge diner, a bright double aspect room with feature fireplace and plenty of area for socialising and dining.

Positioned at the rear elevation is the kitchen, with an array of wall and base units, resin sink with mixer tap over, room for appliances and is finished with wood effect worktops.

Ascending to the first floor, there are two good sized bedrooms, with the master offering a larger double room.

Completing the internal accommodation is the house bathroom, benefitting from a panelled bath with shower over, low flush w/c and ceramic sink with mixer tap.

Externally, there is a larger than average rear garden, mainly paved with an array of plants and shrubs - this outside space could really be transformed and is a lovely selling point for the home.

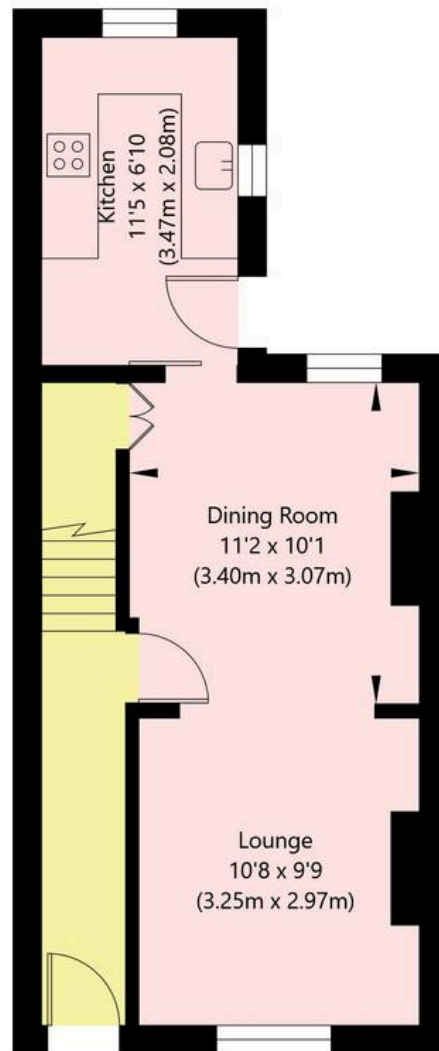
In Summary - a spacious two bedroom home requiring renovation / modernisation & is offered with vacant possession and no forward chain.

LOCATION - Positioned just off Acomb Road there are a variety of amenities on your doorstep, including the lovely Bluebird Bakery and The Laughing Llama Café, Energise Leisure Centre and The Acomb Explore Library as well as Morrisons supermarket and other handy shops. There is also great access to green space via either Acomb Green or West Bank Park, and there is frequent public transport into York Centre which is only 3 miles away, as well as the A1237 (York Outer Ring Road) which is a short drive away.

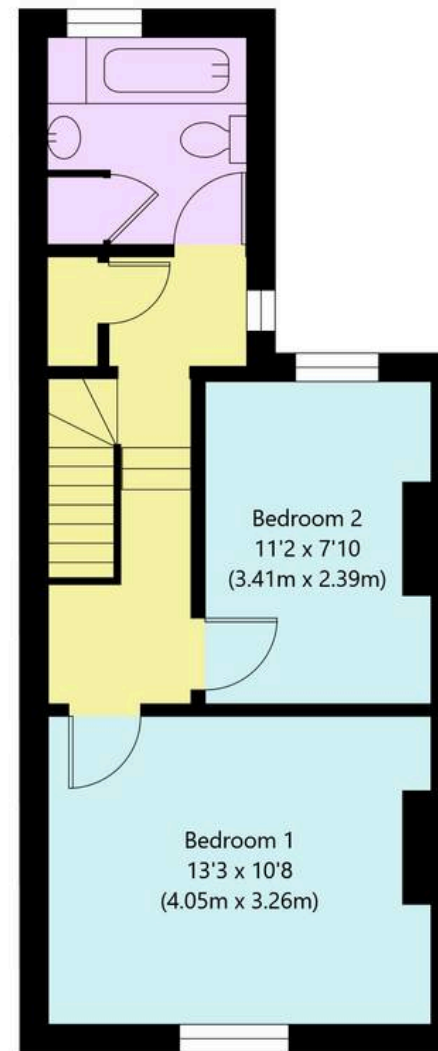




Severus Street, Acomb, York, YO24 4NL



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 375 SQ FT / 34.79 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 379 SQ FT / 35.22 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 754 SQ FT / 70.01 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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