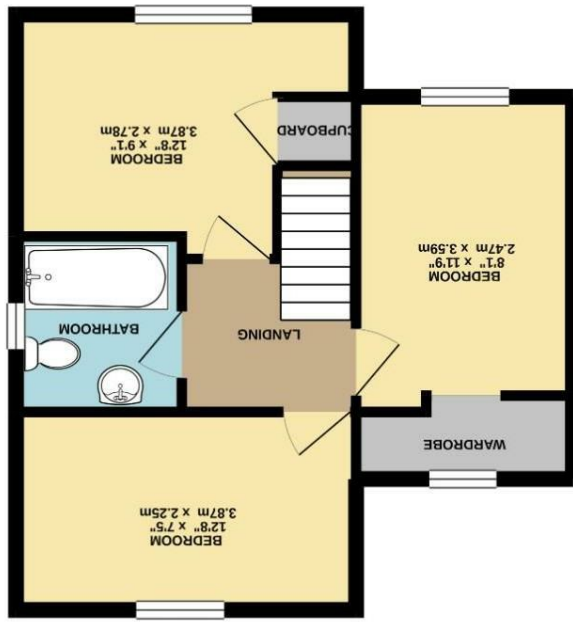


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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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| England & Wales                             |             |
|---|-------------|
| EU Directive 2002/91/EC                     |             |
| Very energy efficient - lower running costs | A (92 plus) |
|   | B (81-91)   |
|   | C (69-80)   |
|   | D (55-68)   |
|   | E (39-54)   |
|   | F (21-38)   |
| Not energy efficient - higher running costs | G (1-20)    |
| Current                                     | 72          |
| Potential                                   | 86          |



57 Severn Green, York  
 Realistic Offers Considered £250,000



Ashtons





## Description

Is this lovely modern 3 Bedroom home set in the popular Nether Poppleton area your new home? Well placed for access to the city centre, excellent transport links, Schools and varied local amenities.

Well maintained and presented, this family home offers spacious accommodation in a most sought after location.

An entrance hall leads to a large living room with dining kitchen to the rear fitted with a range of modern units.

To the first floor are three good sized bedrooms and house bathroom. Nestled in a good sized plot, the benefits include lawned gardens, single garage and driveway parking. A great home sure to appeal to a range of potential buyers. Call our office to make an appointment for a viewing.