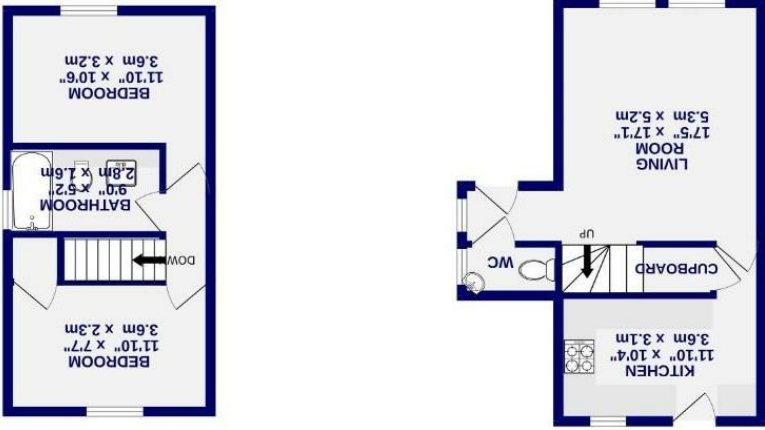


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

Aldbrough Way, York, YO26 4UX
Freehold
Council Tax Band - C

- Semi Detached House
- No Onward Chain
- Driveway & Garage
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- A Short Walk From York City Centre
- EPC D



TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.
 Which every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It should be noted that the floorplans are not to scale and the overall dimensions and appliances shown have not been measured and are shown as to their general location. Measurements are given to the nearest millimetre. The services, appliances and fixtures shown are not intended to be used for any purpose other than as shown. The services, appliances and fixtures shown are not intended to be used for any purpose other than as shown. The services, appliances and fixtures shown are not intended to be used for any purpose other than as shown.



GROUND FLOOR
 445 sq.ft. (41.3 sq.m.) approx.

FIRST FLOOR
 276 sq.ft. (25.6 sq.m.) approx.



Aldbrough Way

, York

YO26 4UX

Offers Over £270,000



A well presented two bedroom end townhouse, tucked away just off Leeman Road and offering comfortable, practical living within easy reach of York city centre and the railway station.

The accommodation opens with an entrance hall leading through to a bright living room finished with wood effect flooring. Also to the ground floor is a convenient downstairs WC and a modern fitted kitchen equipped with a gas hob, electric oven, integrated fridge freezer and washing machine.

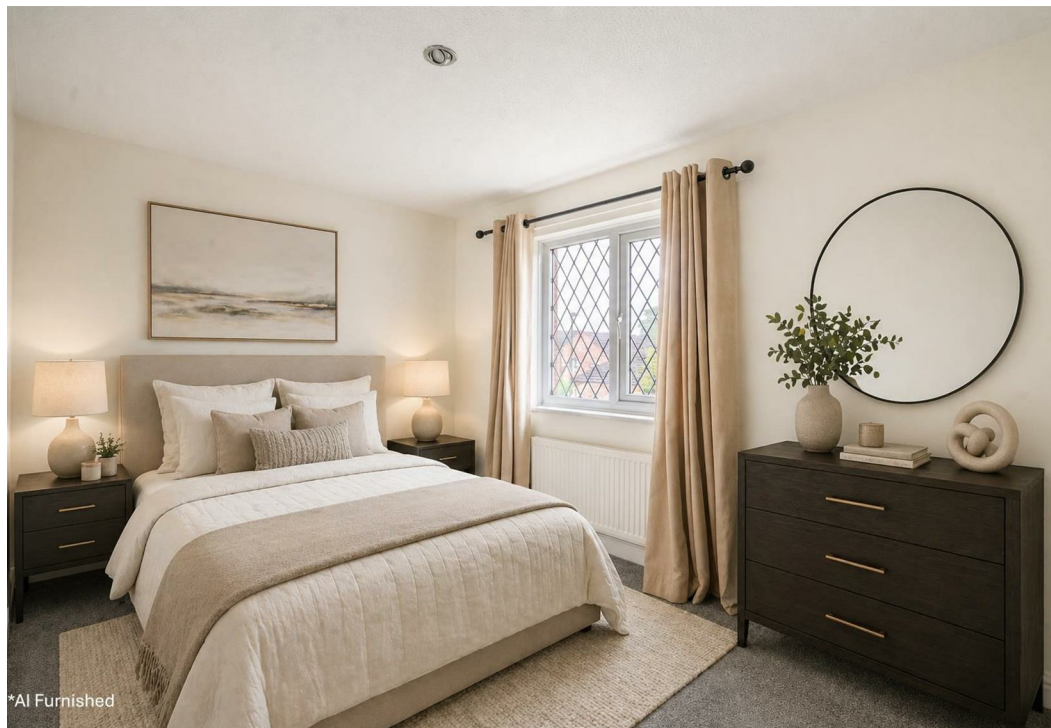
To the first floor are two generous double bedrooms along with a bathroom fitted with a white suite and shower over the bath.

Externally, the property benefits from a low maintenance courtyard style garden to the rear. A garage is included, with parking positioned directly in front, providing both secure storage and off street parking.

The property is offered with no onward chain and early viewing recommended.

Council Tax Band C

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*



*AI Furnished