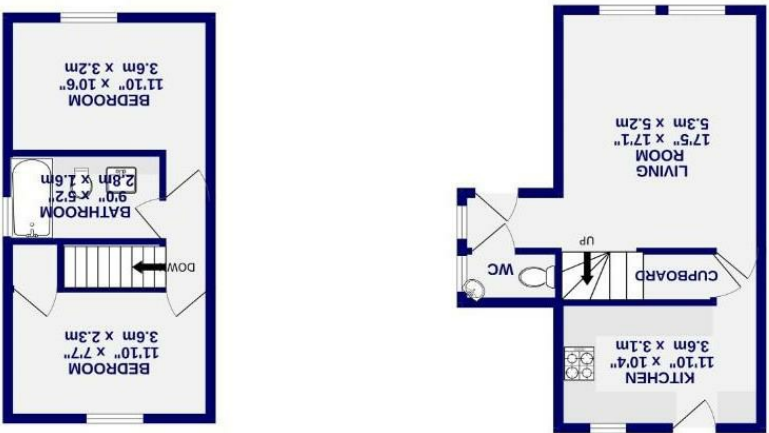




Aldborough Way , York YO26 4UX

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



1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



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

TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It should be noted that the floorplan is for information only and should not be used for any purpose other than to provide a general impression of the property. The floor area and no responsibility is taken for any errors, omissions or misstatements. The services, systems, fixtures and appliances shown have not been tested and no guarantee is given as to their operability. Measurements are given in feet and inches and rounded up to the nearest whole number.

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

£280,000

 2  1

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

