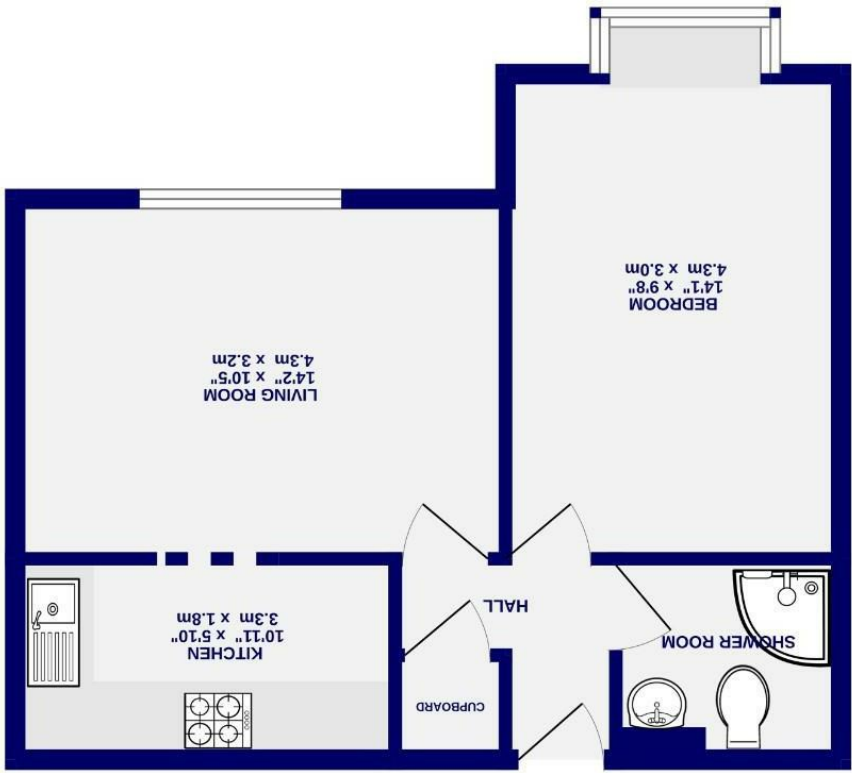




Aldborough Way
, York
YO26 4US

Leasehold
Council Tax Band - A

- One Bedroom Apartment
- Popular Leeman Road Location
- No Onward Chain
- Walking Distance To City Centre
- Allocated And Visitor Parking
- Attractive Green Backdrop Views
- Close To River And Green Walks
- Investment Opportunity
- EPC D



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.

TOTAL FLOOR AREA - 427 sq. ft. (39.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is recommended that you obtain a professional survey of the property before purchase. The floor plan is for illustrative purposes only and should not be used as a basis for any legal or financial transaction. The floor plan is for illustrative purposes only and should not be used as a basis for any legal or financial transaction. The floor plan is for illustrative purposes only and should not be used as a basis for any legal or financial transaction.

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 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Aldbrough Way
, York
YO26 4US

£180,000



Situated in the popular residential area of Leeman Road, within walking distance of York city centre and the railway station, is this one-bedroom end apartment with the added benefit of allocated parking. Offered with no onward chain, this home represents a superb opportunity for first-time buyers or investors alike.

This delightful home is set within a conveniently located development, just a short walk from York city centre and the railway station, offering excellent commuter links. Tucked away at the end of Aldborough Way, the property enjoys attractive green backdrop views, with nearby riverside and green spaces offering pleasant walks along the River Ouse and surrounding pathways.

The accommodation has been well maintained and comprises a spacious reception room and a modern fitted kitchen. There is a well-proportioned double bedroom and a bathroom. Externally, the property benefits from allocated parking, visitor parking, and open outlooks. Offered with no forward chain, early viewing is highly recommended to appreciate the convenient location, green surroundings, and well-presented accommodation on offer.

Leasehold
Length of lease- 67 years remaining
Ground rent - £0
Service Charge- £1,850 per annum

