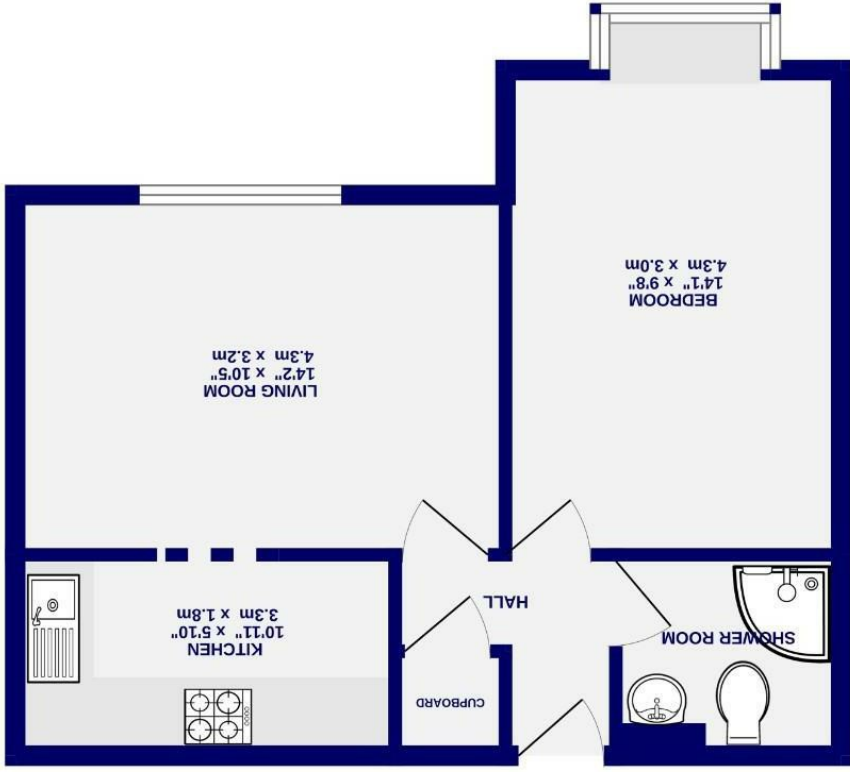


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

TOTAL FLOOR AREA: 427 sq. ft. (39.7 sq.m.) approx.  
 Measurements have been made to the best of our knowledge and belief. The actual measurements may vary slightly from those shown and no guarantee is given as to their accuracy.  
 Illustrative purposes only and should be used as such by any prospective purchaser. The accuracy of the measurements and appliances shown have not been tested and no guarantee is given as to their operation.  
 Made with Mapbox, ©2024



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

- 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 TBC

Leasehold  
 Council Tax Band - A

Aldbrough Way  
 , York  
 YO26 4US



# 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 Aldbrough 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

