



Aldborough Way, , York, YO26 4UX

- Stunning Three Bedroom Semi-Detached
- Nearby River Walks
- Off Street Parking
- Close to York City Centre and Train Station
- Generous Garden
- Council Tax Band B

£280,000



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DESCRIPTION

A beautifully presented, three-bedroom end-of-terrace property in a popular residential location. Aldborough Way is a small quiet estate, ideally situated for the commuter, as it is within a short picturesque riverside walking distance of the city centre and train station.

Upon entering the property you have an entrance hall, a spacious lounge and a kitchen/diner offering a range of modern base and wall units, integrated oven, gas hob and extractor fan, space for fridge/freezer and plumbing for a washing machine and dishwasher. The garden is accessible through French doors leading out onto the patio.

To the first floor you have two double bedrooms and a good-sized single bedroom, and the house bathroom completes this lovely home.

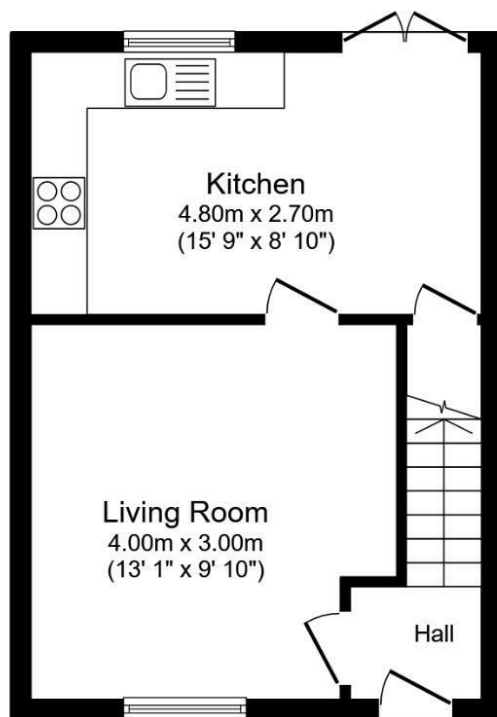
Externally the property has a driveway to the side with room for 2 cars and a generous rear garden which is fully-enclosed and largely laid to lawn with a shed providing additional storage.

Viewing of this property is highly recommended to truly appreciate all it has to offer.

*Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier, Coadjute, who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £40 + VAT per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy..

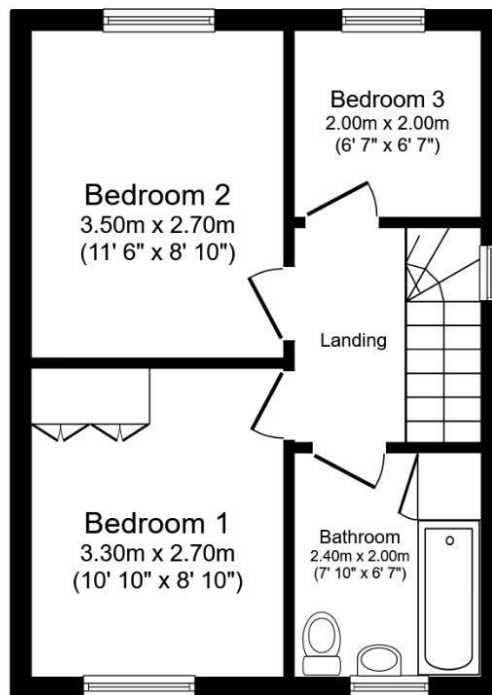






Ground Floor

Floor area 33.1 sq.m. (357 sq.ft.)



First Floor

Floor area 33.1 sq.m. (357 sq.ft.)

Total floor area: 66.2 sq.m. (713 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

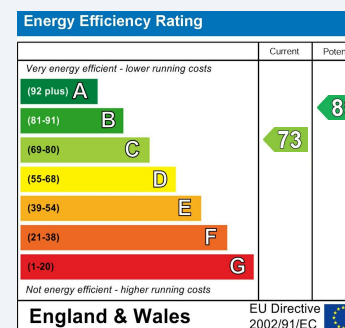
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.