



23 Aldborough Way

York, YO26 4UX

Offers In The Region Of £305,000





**NO ONWARD CHAIN! A MODERN THREE BEDROOM END OF TERRACE HOUSE WITH PARKING, VERY CLOSE TO YORK CITY CENTRE AND THE RAILWAY STATION.** This impressive property is situated within a quiet and desirable location just off Leeman Road benefitting from nearby shops, schools and pretty riverside walks. The bright and airy living accommodation comprises entrance hallway, lounge with bay window, dining kitchen, first floor landing, three bedrooms (2 doubles and 1 single) and a house bathroom suite. To the outside is low maintenance front and rear gardens, generous parking with potential for electric car charging and a timber storage shed. An internal viewing to appreciate the size of accommodation on offer is highly recommended.

### **Entrance Hall**

Composite entrance door, under stairs cupboard. Carpet. Door to:

### **Lounge**

uPVC bay window to front, single panelled radiator, TV point, power points, stairs to first floor. Carpet.

### **Dining Kitchen**

uPVC window to rear and glazed door to garden, single panelled radiator, fitted wall and base units, one and a half stainless steel sink and drainer with mixer tap, space and plumbing for appliances, wall mounted gas combination boiler, power points. Vinyl flooring.

### **First Floor Landing**

uPVC window to side, access to loft space, power points. Carpet.

### **Bedroom 1**

uPVC window to front, single panelled radiator, power points. Carpet.

### **Bedroom 2**

uPVC window to rear, single panelled radiator, power points. Carpet.







### **Bedroom 3**

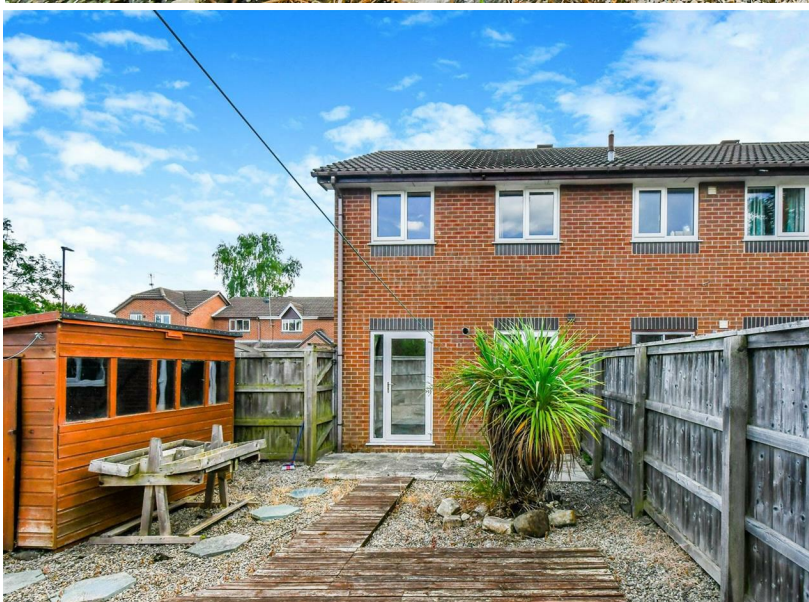
uPVC window to rear, single panelled radiator, power points. Carpet.

### **Bathroom**

Opaque window to front, panelled bath, pedestal wash hand basin, low level WC, double panelled radiator, aqua boarding, extractor fan. Vinyl flooring.

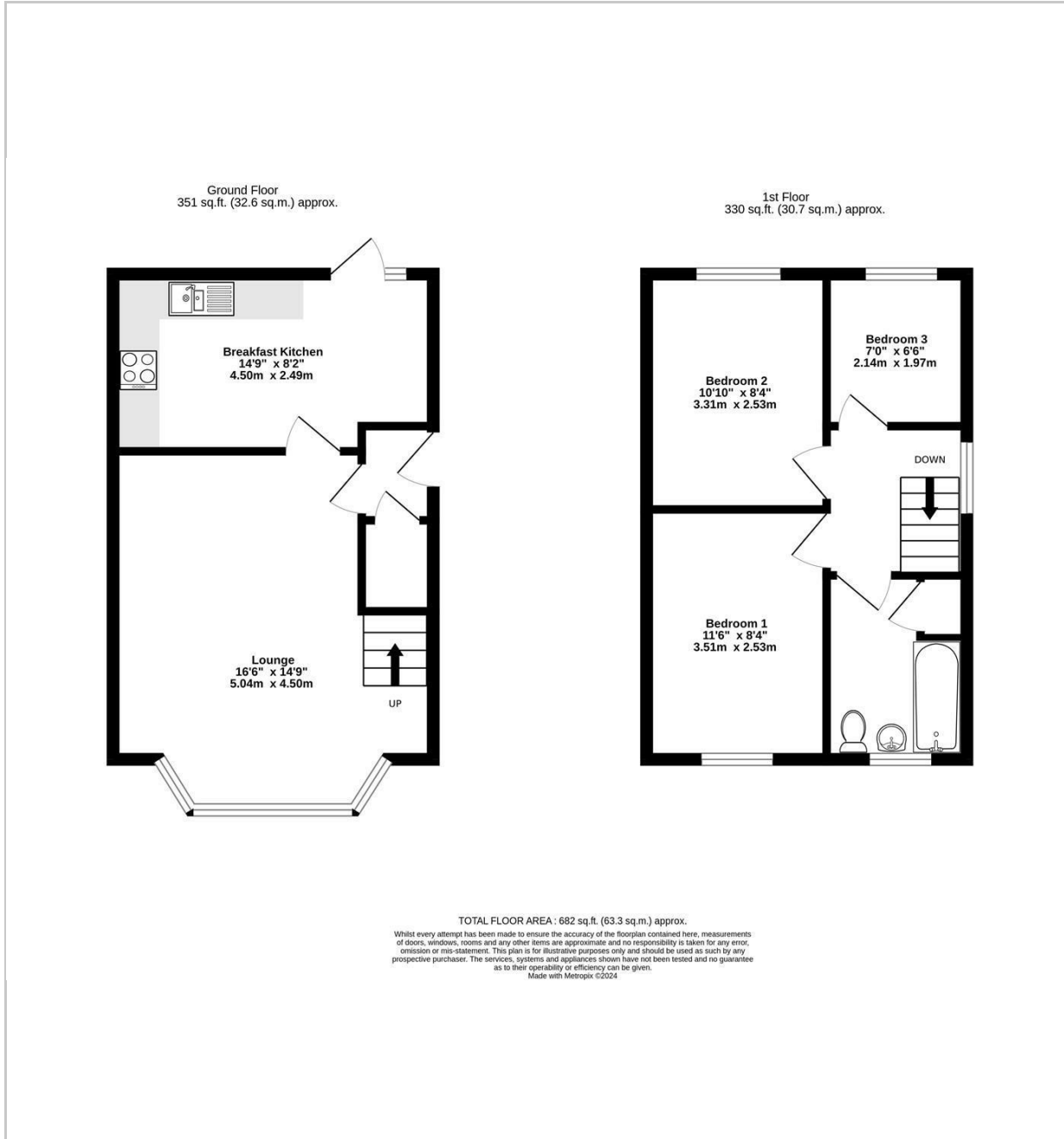
### **Outside**

Low maintenance front garden and driveway providing off street parking for at least two vehicles. Paved and gravelled rear garden with timber storage shed, timber fence boundary and gate to side.

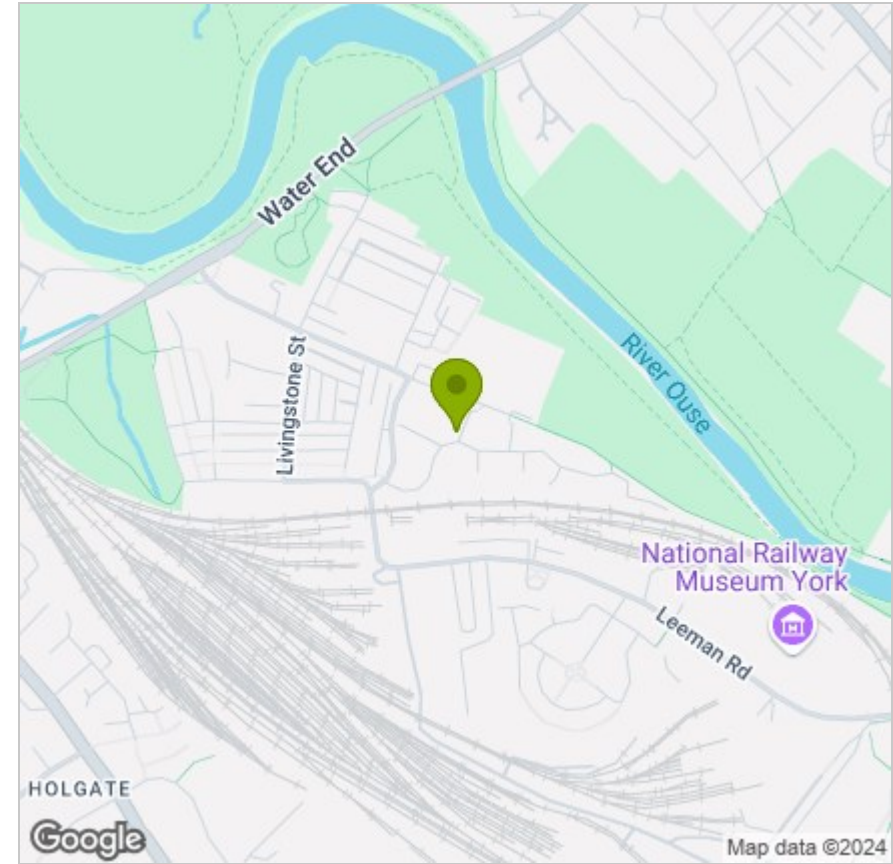




## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive	2002/91/EC	

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