31 Aldreth Grove, York YO23 1LB

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A unique end-terrace home positioned at the end of Aldreth Grove, enjoying attractive leafy and riverside views across Rowntree Park. The property has been run as a successful holiday let for many years, making it an appealing opportunity for investors, while also offering an ideal option for first-time buyers or those looking to downsize.

- Period End Terrace with Bay Window
- Two Reception Rooms
- Modern Kitchen with Appliances
- Two First Floor Double Bedrooms
- Stylish House Bathroom
- Loft Conversion with Additional Double Bedroom
- Spacious Rear Courtyard
- Views Over Rowntree Park and the River Ouse
- On-Street Permit Parking
- No Onward Chain

Guide Price £400,000

Tenure: Freehold

Council Tax Band: Exempt

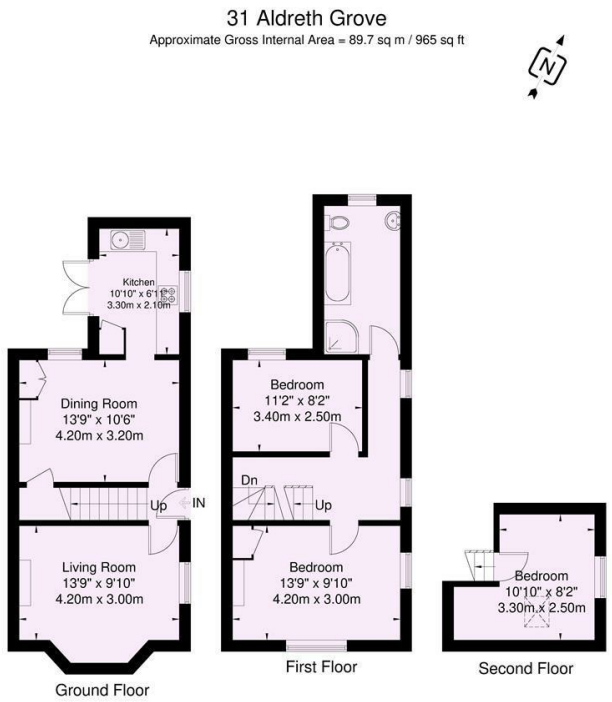
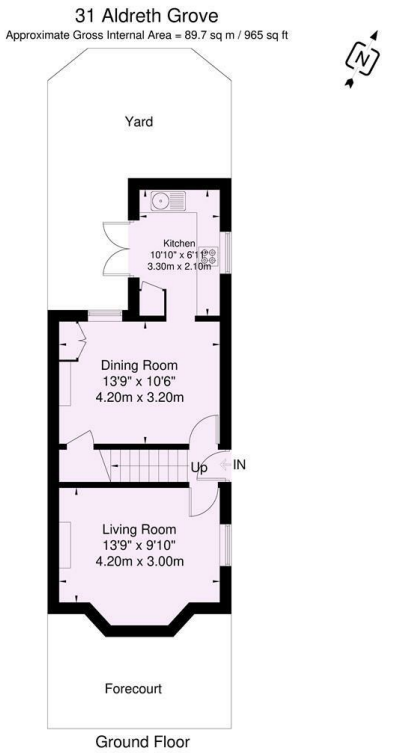
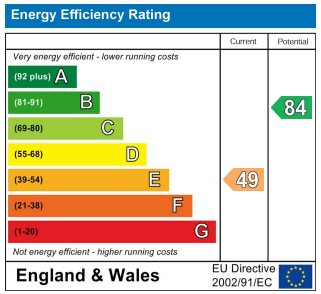
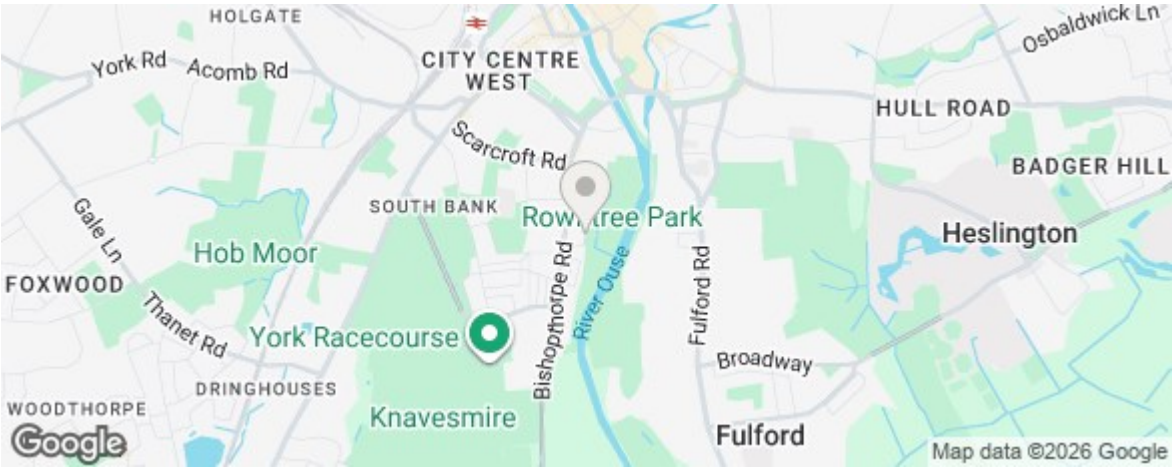


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







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2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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