



ROB LETTS

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Aldborough Way, York

Guide Price £260,000

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35 Aldborough Way is a smart, well-maintained two-bedroom home offering a practical layout, modern presentation and an excellent position for accessing York city centre.

You enter the property via a welcoming entrance hall, giving the home a proper sense of arrival. From here, the modern kitchen is well planned and fitted with a good range of wall and base units, along with a selection of integrated appliances.

To the rear sits the lounge, a comfortable living space with direct access onto the garden and the staircase leading to the first floor.

Upstairs, there is a generous main double bedroom, a sensible second single bedroom and the house bathroom. The property has been very well looked after throughout, making it an ideal option for buyers looking for something they can move straight into.

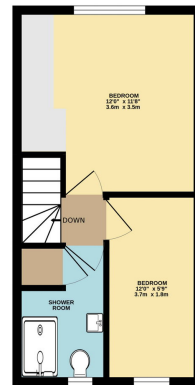
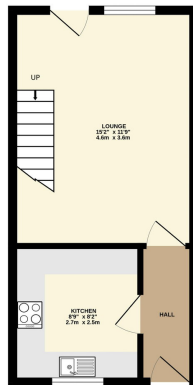
Outside, the rear garden offers useful outdoor space, while a pedestrian gate provides access to a separate garage within the block behind the property. The garage also benefits from electricity.

The location adds another strong lifestyle benefit, with York city centre within easy reach and a particularly attractive riverside route into town.

A great first home in a well-connected part of York.



1ST FLOOR
278 sq.ft. (25.9 sq.m.) approx.

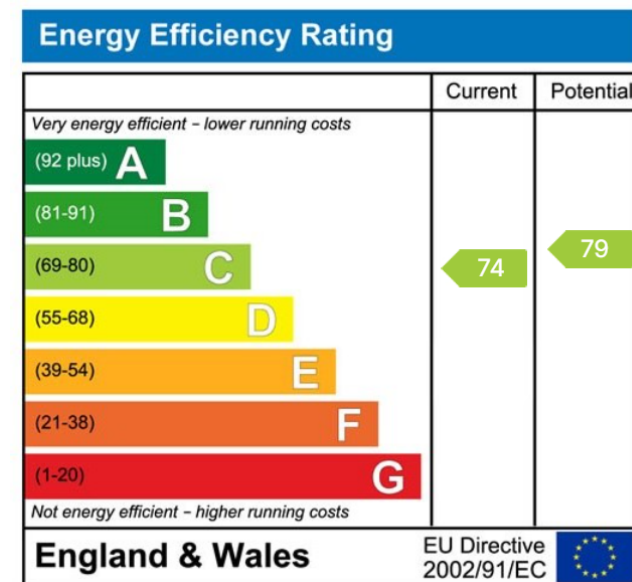


TOTAL FLOOR AREA : 557 sq.ft. (51.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- Ideal first-time buyer home
- Entrance hall providing a proper sense of arrival
- Modern, well-equipped kitchen
- Comfortable rear lounge with garden access
- Good-sized main double bedroom
- Useful second single bedroom or home office
- Enclosed rear garden
- Separate garage with electricity
- Excellent access to York city centre via the riverside route
- When enquiring about this property, please quote ref: RL0918



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