

ROB LETTS

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Aldborough Way, York

Guide Price £250,000

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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.

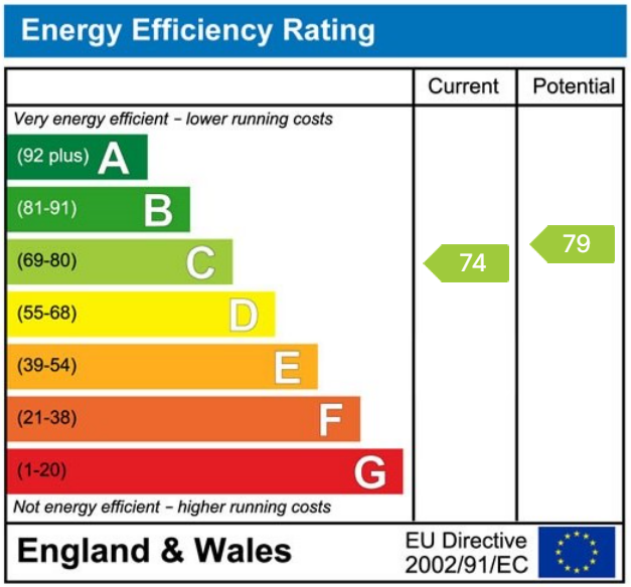






- Ideal first-time buyer home
- Modern, well-equipped kitchen
- Good-sized main double bedroom
- Enclosed rear garden
- Excellent access to York city centre via the riverside route
- Entrance hall providing a proper sense of arrival
- Comfortable rear lounge with garden access
- Useful second single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





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