



## Aldborough Way, York, YO26 4UX

- Beautifully Presented Three Bedroom End-Of-Terrace Home
- Modern Kitchen/Diner With French Doors To Garden
- Driveway Parking For Two Cars In A Quiet Residential Setting
- Short Riverside Walk To York City Centre And Train Station
- Generous West-Facing Rear Garden With Patio And Lawn
- Council Tax Band B

**Offers Over £270,000**



# Aldbrough Way, York, YO26 4UX

## DESCRIPTION

A beautifully presented three-bedroom end-of-terrace home set within a popular and quiet residential development on Aldbrough Way, to the west of York. This well-connected location is ideal for commuters, offering a short and picturesque riverside walk to York city centre and York train station, as well as convenient access to Holgate, Acomb and key routes around the city.

The ground floor features an entrance hall, a spacious lounge and a modern kitchen/diner fitted with contemporary units, an integrated oven, gas hob and extractor, with space for a fridge/freezer and plumbing for both a washing machine and dishwasher. French doors open directly onto the rear patio and garden, creating a natural flow between indoor and outdoor space.

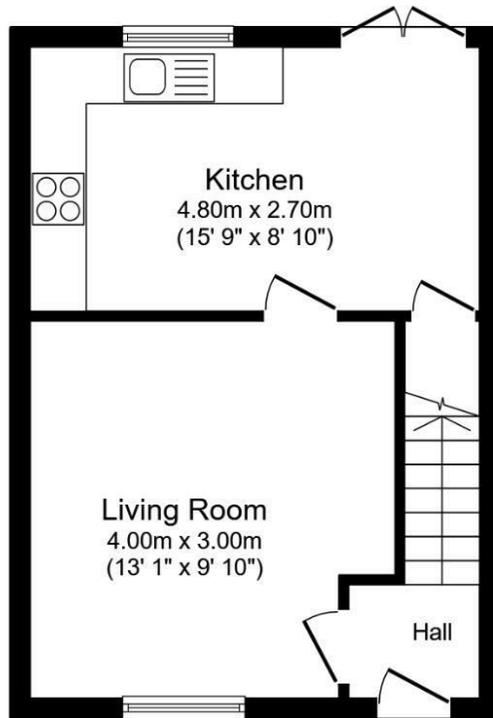
Upstairs are two double bedrooms and a well-proportioned single bedroom, along with the house bathroom.

Externally, the property benefits from a side driveway for two cars and a generous west-facing rear garden, fully enclosed and mainly laid to lawn, with a shed providing additional storage.

This is a well-located and well-presented home in a highly convenient part of York, ideal for first-time buyers, young families or rental investors seeking strong demand in the west-side market. Early viewing is recommended.

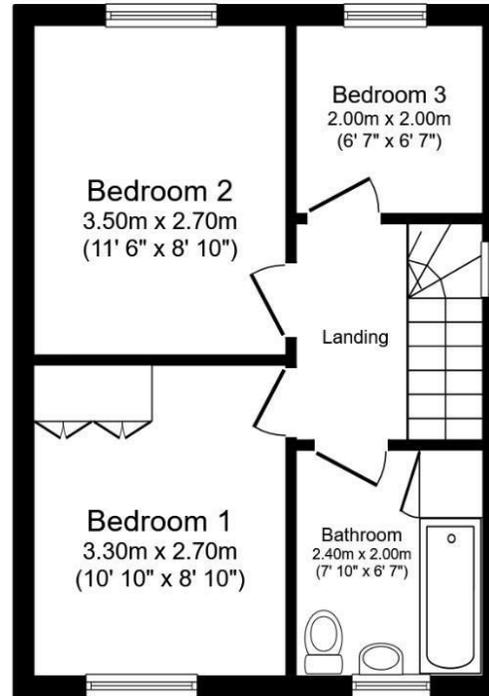






### Ground Floor

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

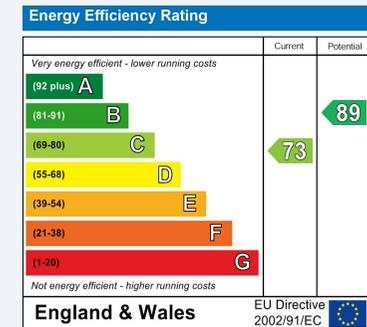
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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