



**Aldborough Way, York, North Yorkshire, YO26 4UX**

- No Onward Chain • A beautifully presented modern family home in a highly desirable location • Kitchen with a range of appliances • Spacious living room with a door out to the garden • Two bedrooms, one with fitted wardrobes • Family bathroom • Fully enclosed rear garden perfect for children and pets • Single garage and off street parking • Close proximity to the train station • EPC = C

## Guide Price £270,000

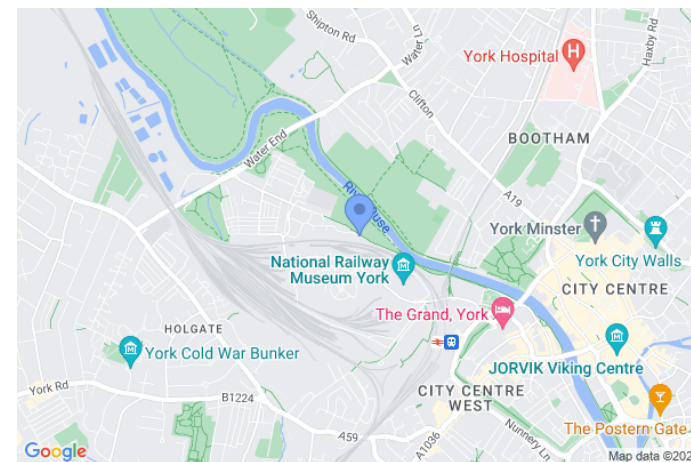
If you are looking for your first home and want to be close to the centre of York, then look no further, as this lovely two bedroom property could be the perfect purchase for you. The property not only provides easy access to York City Centre but all of the major road links including the A64 and A19. If you need to use the train then the property is in an ideal position for quick access. The property is offered to the market with No Onward Chain.

On entering you will see a door on the left hand side that opens to the kitchen. There are a number of appliances including a dishwasher, washing machine, freestanding double oven with hob over and a fridge/freezer. There is a U shaped worktop that incorporates a stainless steel sink with drainer and multiple storage units.

Moving through to the rear of the property you find yourself in the living room which is generous in size. There is space at one end for a table with chairs and a door at the other that provides access to the rear garden.

To the first floor there are two good sized bedrooms, one of which benefits from a full wall of fitted wardrobes. A family bathroom comprising bath with shower over, low level w/c, pedestal hand basin and a good sized storage cupboard completes the internal accommodation. The loft space is part boarded.

The rear garden is mainly laid to lawn with borders of mature shrubs and colourful flowers. There is a path that runs down the centre of the lawn to the garage at the rear, which can be accessed via a single door. There is an up and over door at the front of the garage and further off street parking on the drive.





**A LOVELY TWO BEDROOM HOME WITH A GARAGE AND NO ONWARD CHAIN**



**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**



| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92-100)                                    | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</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 |          |         |           |
|   |          | 74      | 89        |

England, Scotland & Wales EU Directive 2002/91/EC

| Environmental Impact (CO <sub>2</sub> ) Ra                      |          | Current | Potential |
|---|----------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |         |           |
| (92-100)  | <b>A</b> | 0       | 0         |
| (81-91)   | <b>B</b> |         |           |
| (69-80)   | <b>C</b> |         |           |
| (55-68)   | <b>D</b> |         |           |
| (39-54)   | <b>E</b> |         |           |
| (21-38)   | <b>F</b> |         |           |
| (1-20)  | <b>G</b> |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |         |           |
|   |          | 0       | 0         |

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority York City Council

Services All mains services



Address: Aldborough Way, , York, North Yorkshire, YO26 4UX  
Reference: 1541



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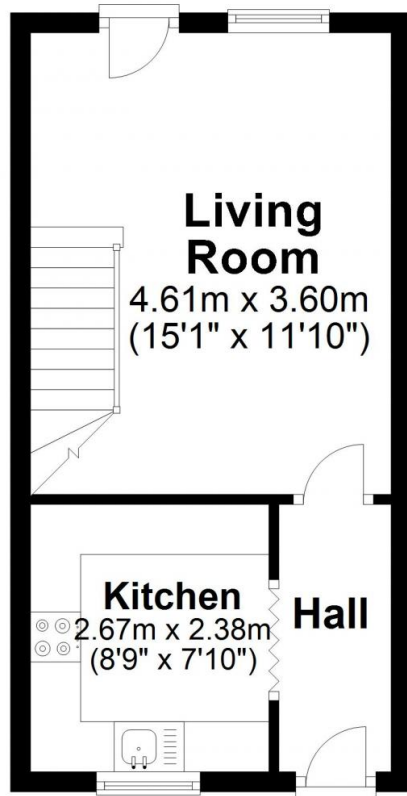


Offices in **York, Pocklington and Market Weighton**

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## Ground Floor

Approx. 26.6 sq. metres (286.0 sq. feet)

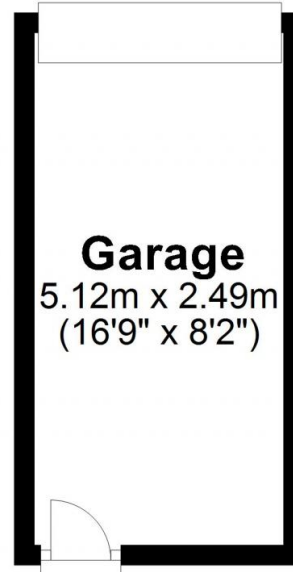


**Living Room**

4.61m x 3.60m  
(15'1" x 11'10")

**Kitchen**  
2.67m x 2.38m  
(8'9" x 7'10")

**Hall**

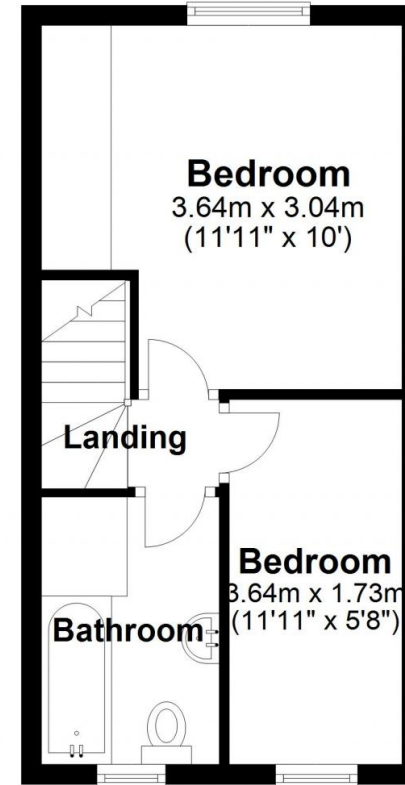


**Garage**

5.12m x 2.49m  
(16'9" x 8'2")

## First Floor

Approx. 26.6 sq. metres (286.0 sq. feet)



**Bedroom**

3.64m x 3.04m  
(11'11" x 10')

**Landing**

**Bathroom**

**Bedroom**

3.64m x 1.73m  
(11'11" x 5'8")

**Total area: approx. 53.1 sq. metres (571.9 sq. feet)**

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.

Plan produced using PlanUp.

**47 Aldborough Way**

### Disclaimer

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