



23 Aldborough Way
York, YO26 4UX

£1,295 Per Month

 3  1  1  c

Modern Three-Bedroom End-Terrace Home
with Parking – Close to York City Centre
and Railway Station

Located in a quiet and sought-after area just off Leeman Road, this well-presented property offers convenient access to local shops, schools, and scenic riverside walks. The bright and spacious accommodation includes an entrance hallway, a lounge with bay window, a dining kitchen, three bedrooms (two doubles and one single), and a modern bathroom.

Externally, the property benefits from low-maintenance front and rear gardens, generous parking with potential for electric vehicle charging, and a useful timber storage shed.

Early viewing is highly recommended to appreciate the space and location on offer.

Council Tax band: C

EPC rating: C

Available Now

Entrance Hall

Composite entrance door, under stairs cupboard. Carpet. Door to:

Lounge

uPVC bay window to front, single panelled radiator, TV point, power points, stairs to first floor. Carpet.

Dining Kitchen

uPVC window to rear and glazed door to garden, single panelled radiator, fitted wall and base units, one and a half stainless steel sink and drainer with mixer tap, washing machine & fridge provided, wall mounted gas combination boiler, power points. Vinyl flooring.

First Floor Landing

uPVC window to side, access to loft space, power points. Carpet.





Bedroom 1

uPVC window to front, single panelled radiator, power points. Carpet.

Bedroom 2

uPVC window to rear, single panelled radiator, power points. Carpet.

Bedroom 3

uPVC window to rear, single panelled radiator, power points. Carpet.

Bathroom

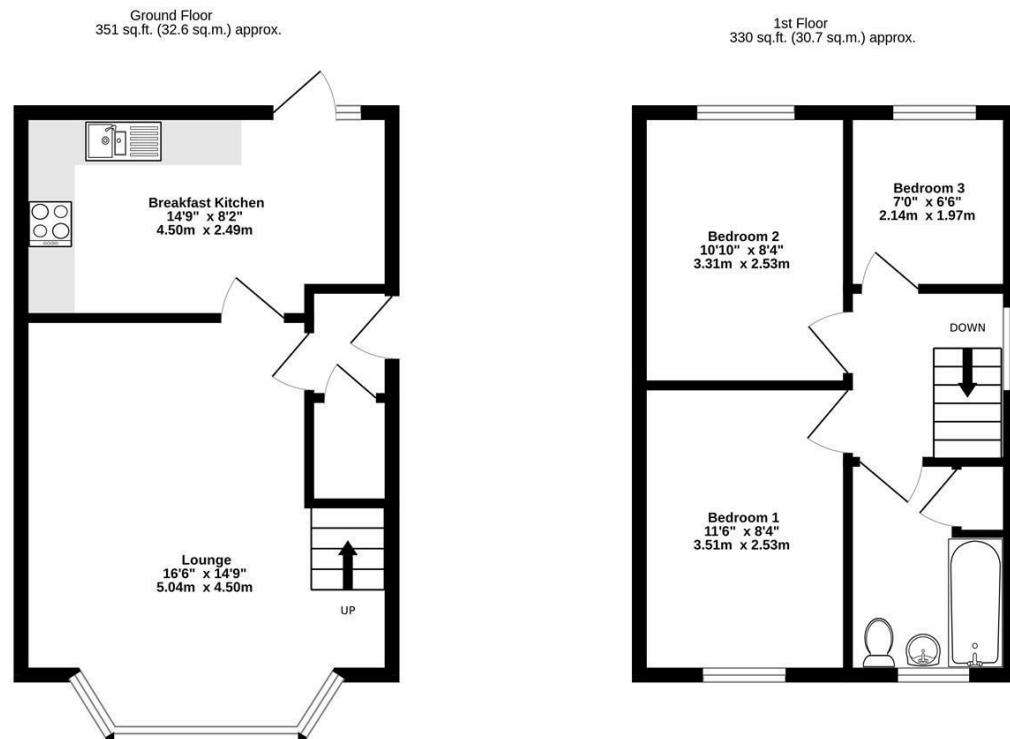
Opaque window to front, panelled bath, pedestal wash hand basin, low level WC, double panelled radiator, aqua boarding, extractor fan. Vinyl flooring.

Outside

Low maintenance front garden and driveway providing off street parking for at least two vehicles. Paved and gravelled rear garden with timber storage shed, timber fence boundary and gate to side.



FLOOR PLAN

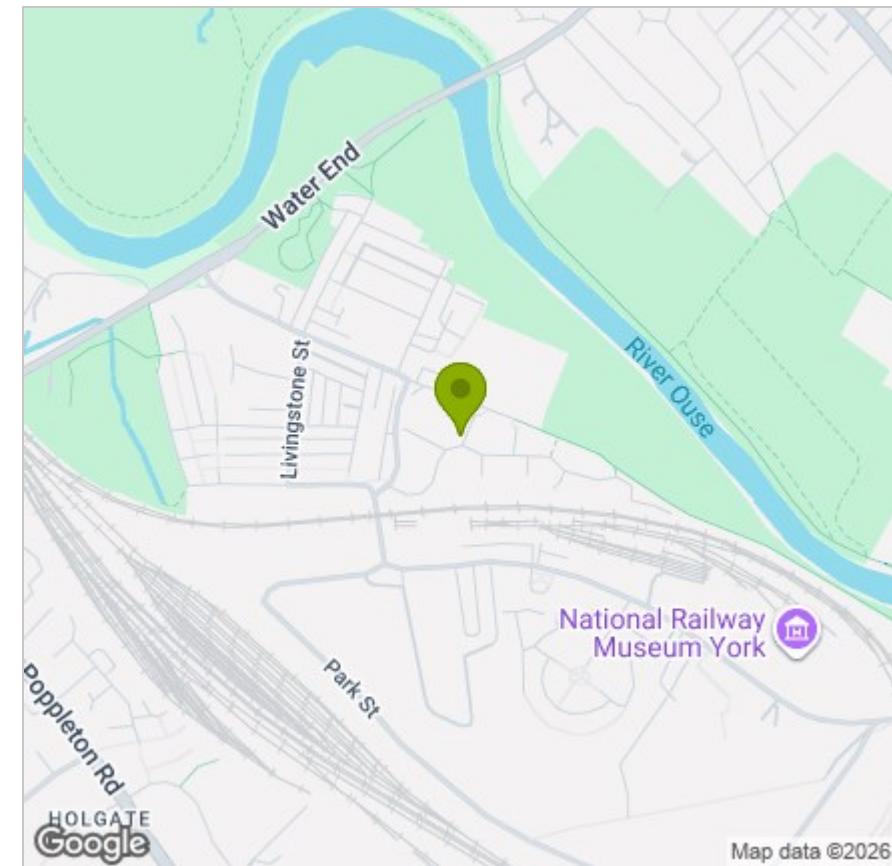


TOTAL FLOOR AREA: 682 sq.ft. (63.3 sq.m.) approx.

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 any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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