



# 105 York Road

Aldershot, GU11 3JQ

Price Guide £425,000

Situated in a popular location in Aldershot, this spacious and well-laid-out family home offers an excellent opportunity for buyers looking for a clean, tidy, and perfectly liveable property with room to add their personal touch. The property boasts convenient access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

Spread over two floors, the home features a practical and functional layout with ample living space. The ground floor comprises a welcoming hall with storage cupboards, a generous living room with a bay window that floods the space with natural light, and an adjacent dining room with a serving hatch — perfect for family meals and entertaining guests. The breakfast room leads to the kitchen, ideal for casual dining, and includes a utility room and a convenient WC at the rear.

Upstairs, there are three well-proportioned bedrooms. The master bedroom offers built-in wardrobes and a bay window, along with a shower cubicle and sink, while the other two bedrooms are versatile and bright. A family bathroom with a bath, WC, and sink completes the upper floor.

Other benefits include off street parking for two cars and potential to extend STPP. Book a viewing now to avoid disappointment.

- 3 Bedroom Semi.
- High ceilings and working fireplaces.
- 3 Reception Rooms.
- Utility Room and Ground Floor WC.
- Off street parking for 2 vehicles
- Less than a mile from Aldershot station.
- Sunny and well maintained rear Garden.
- Close to Farnham borders.
- Council tax band D.
- EPC energy rating band (E) 49.

## Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



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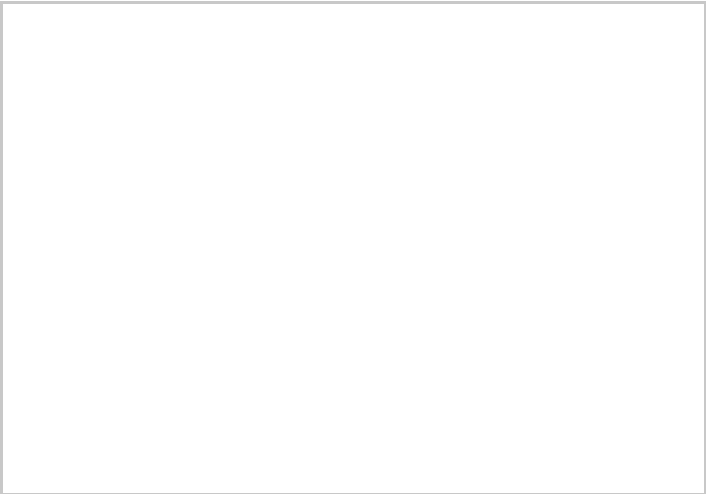
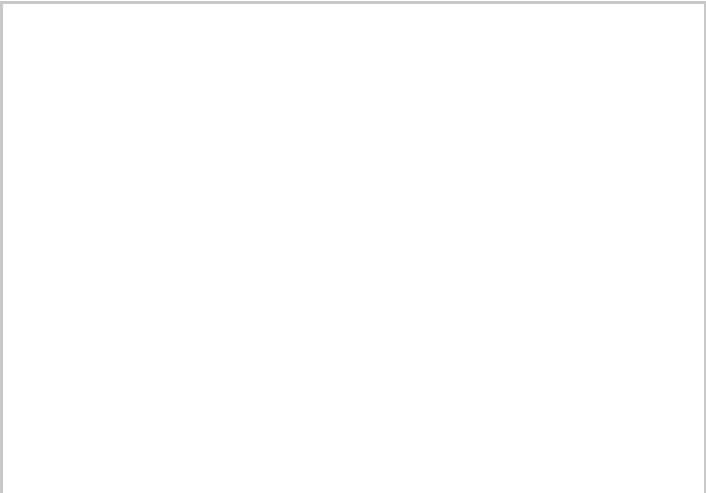
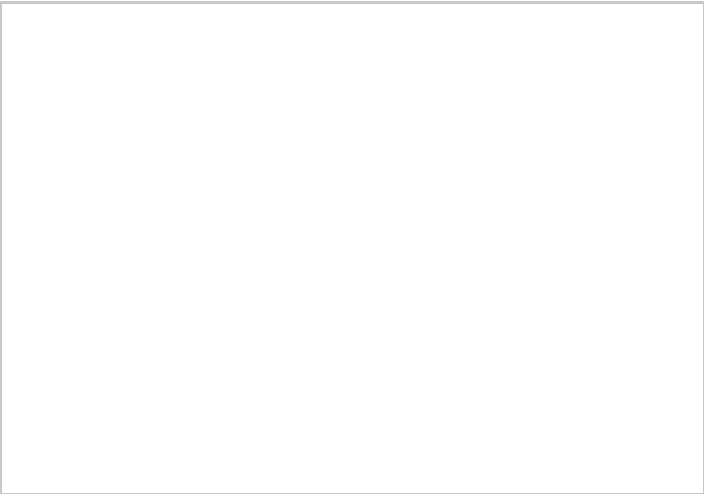
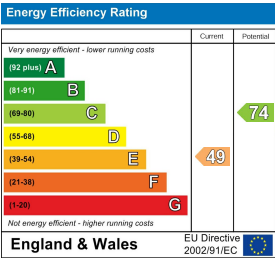
Floor Plan



Area Map



Energy Efficiency Graph



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