

## Ouse Lea, York £275,000

This fantastic home is located within the exclusive development surrounded by mature landscaped gardens and adjacent to Homestead Park. The property has a light and airy feel, and with private patio area, off road parking and a single garage it is ready for it's next owners to make it their own.





Nestled within this renowned and sought after development, boasting fabulous mature gardens yet within easy reach of York city centre and good transport links, the property is sure to appeal to a range of potential purchasers.

To the ground floor is a fitted kitchen with built in oven and hob, a spacious hallway with built in storage, leading to the larger than average reception room to the rear. Sliding doors lead to a private landscaped rear garden and onto the meticulously managed communal gardens that surround the development.



To the first floor are two double bedrooms with fitted wardrobes, served by both a bathroom and a shower room. As well as a gardens to the rear and landscaped area to the front of the property, it also include a single garage with power and light and additional off road parking.

Tenure: Share of Freehold

Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 28\* Mbps download speed

EPC Rating: E

Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions



Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.



Starting Year of Lease : 2024

Years Remaining on Lease : 999

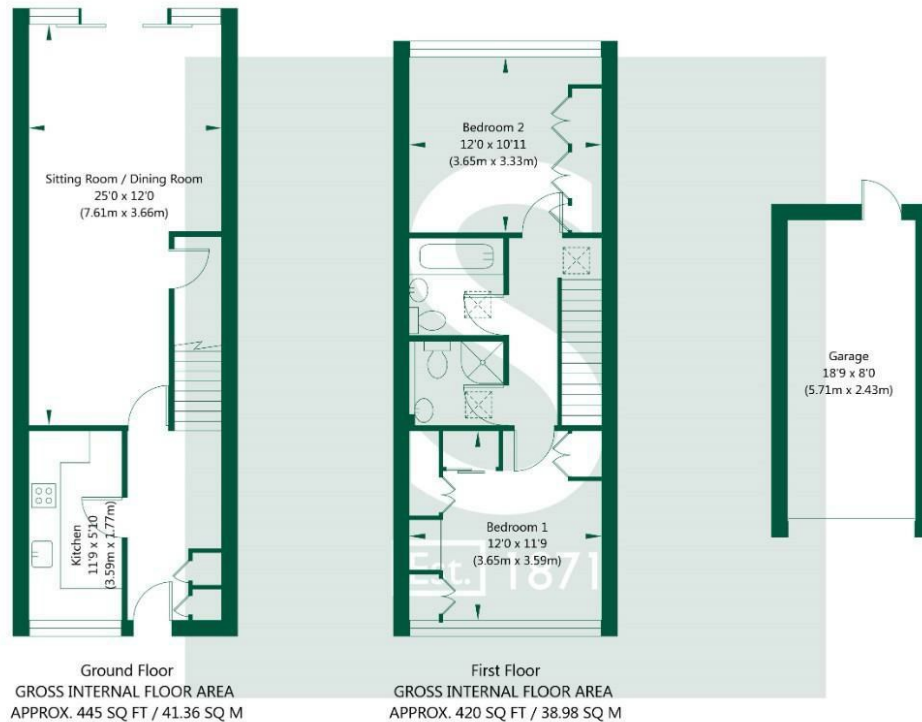
Service Charges : tbc

Ground Rent : peppercorn

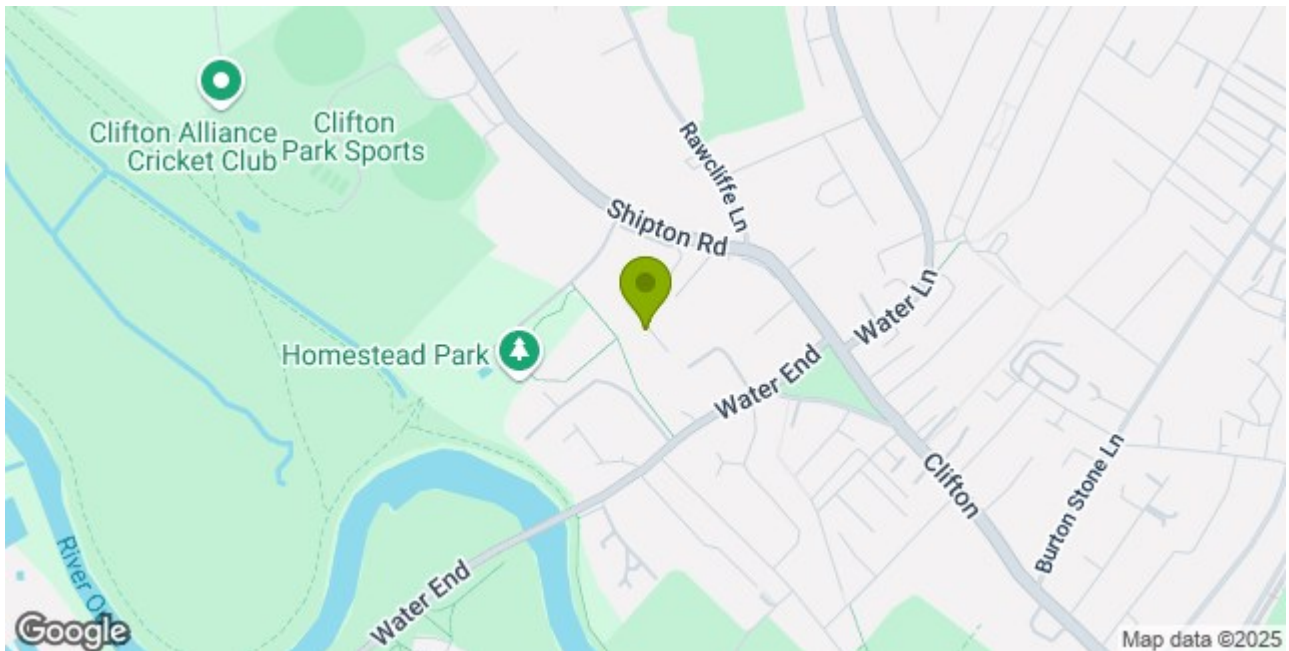
Management Company : Ouse Lea Limited



# Ouse Lea, York, YO30 6SA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 865 SQ FT / 80.34 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

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## Partners

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## Associates

N Lawrence

