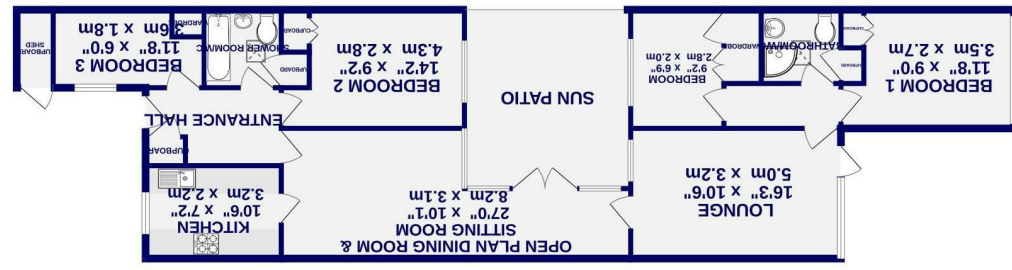


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

# Ouse Lea Shipton Road, York YO30 6SA

Leasehold  
Council Tax Band - D

- Terraced Bungalow
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Private Courtyard
- Most Sought After Development
- No Onward Chain
- Garage & Intergrated Shed
- EPC TBC



GROUND FLOOR  
1219 sq.ft. (113.3 sq.m.) approx.

78 OUSE LEA YORK  
TOTAL FLOOR AREA - 1219 sq.ft. (113.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It should be noted that the dimensions shown are for the internal areas and are not intended to be used as such by any prospective purchaser. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



Ouse Lea  
Shipton Road, York  
YO30 6SA

£375,000



Located in the popular residential development of Ouse Lea, which is positioned off Shipton Road just a short distance away from York city centre, is this immaculately presented bungalow. Offering four bedrooms and two bathrooms, this property offers plenty of accommodation throughout, and benefits from off street parking, a single garage and an integrated shed, as well as a south west facing patio and communal garden. Offered with no onward chain, this property should not be missed.

Internally the property offers an entrance hall which leads into the bright and airy front reception room which looks out onto the enclosed central courtyard / terrace. Set towards the rear of the property is the second reception room which overlooks the south west facing patio and communal garden. The recently updated kitchen is positioned to the front of the property and offers an array of stylish wall and base units allowing for plenty of storage, all of which are complimented by high quality Quartz worktops. A range of appliances are integrated, including two ovens, hob, dishwasher and fridge freezer.

Off the first entrance hall is access into the first bedroom, which has views out to the front communal green space, and a bathroom, as well as the second bedroom which is bathed in light due to the aspect. The final two bedrooms are located at the rear of the property and also benefit from another shower room.

Externally the property enjoys an established courtyard style garden to the front, a central courtyard / terrace accessed off the front reception room, and a wonderful patio with access to the communal garden. Off street parking is available on site as well as a garage.

No onward chain.

Leasehold  
Length of lease- 131 years from 1 July 1988\*  
Ground rent £1pa  
Ground rent review period - N/A  
Service charge £720pa

\*Ouse Lea Management are buying the freehold to extend the lease.

Council Tax Band- D

