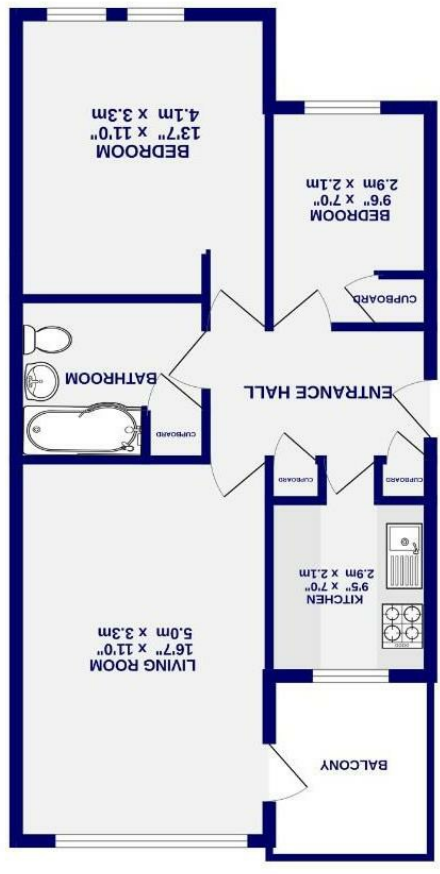




Ouse Lea Shipton Road, York YO30 6SA

Share of Freehold
Council Tax Band - B

- Apartment
- Two Bedrooms
- Balcony
- Allocated Covered Parking
- Beautiful Communal Gardens
- Great Location
- EPC - E



SECOND FLOOR
567 sq.ft. (52.6 sq.m.) approx.

TOTAL FLOOR AREA: 567 sq.ft. (52.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
Made with Mapbox, 2025.

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

£250,000



Situated within the highly regarded Ouse Lea development, just off Shipton Road, this superb two bedroom apartment has been fully modernised, including a stylish new kitchen and contemporary bathroom.

The property offers well-balanced accommodation, with a generous reception room opening onto a private balcony, enjoying views over the beautifully maintained communal gardens. The newly fitted kitchen has been thoughtfully designed, while both bedrooms are of good proportions and served by the updated house bathroom. The property underwent total renovation in 2023 which including new eco heaters, consumer unit and electrical upgrades.

Further benefits include an allocated parking space, visitor parking, and a small storage room within a secure communal garage.

Ouse Lea is one of York's most sought-after developments surrounded by Homestead Park, offering an enviable combination of peaceful surroundings and easy access to the city centre and outer ring road.

Lease Length
Share Freehold purchased 2024
Service Charge Approximately £150 Per Month
Ground Rent £0 - As now own share of freehold.

Council Tax Band: B.

