



23 Ouse Lea
York, YO30 6SA
Guide Price £285,000

 2  1  1  F

A superb two bedroom duplex within the award winning residential estate of Ouse Lea, a popular and sought after cluster of modernist housing located a short walk from York City Centre and the Railway Station as well as moments away from Homestead Park, River Ouse, schools and sport clubs.

This impressive property, offers versatile and bright accommodation located in a favourable position and ready to view.

Benefitting from modern heating and glazing, it comprises; Entrance hallway, approx. 17' lounge/ dining room with full height glazing onto a south facing balcony with views over the park, long breakfast kitchen, two double bedrooms, (one with balcony, both with fitted wardrobes) and three piece bathroom suite. To the outside is secure parking and storage, communal gardens and resident's gate to the River Ouse footpath. An internal viewing is highly recommended.



Entrance Hallway

Storage cupboards, wall mounted intercom

Reception

16'9" x 10'11" (5.13m x 3.35m)

Balcony access

Balcony

10'11" x 7'0" (3.35m x 2.14m)

Kitchen/Diner

21'5" x 7'1" (6.53m x 2.16m)

Wall & base unit storage, space for appliances & storage cupboards



Bedroom 1

11'6" x 11'2" (3.52m x 3.41m)

Fitted wardrobe storage, balcony



Bedroom 2

12'5" x 11'2" (3.81m x 3.41m)

Fitted wardrobe storage





Bathroom

7'6" x 6'10" (2.31m x 2.10m)

Three piece bathroom suite & storage cupboard

Balcony

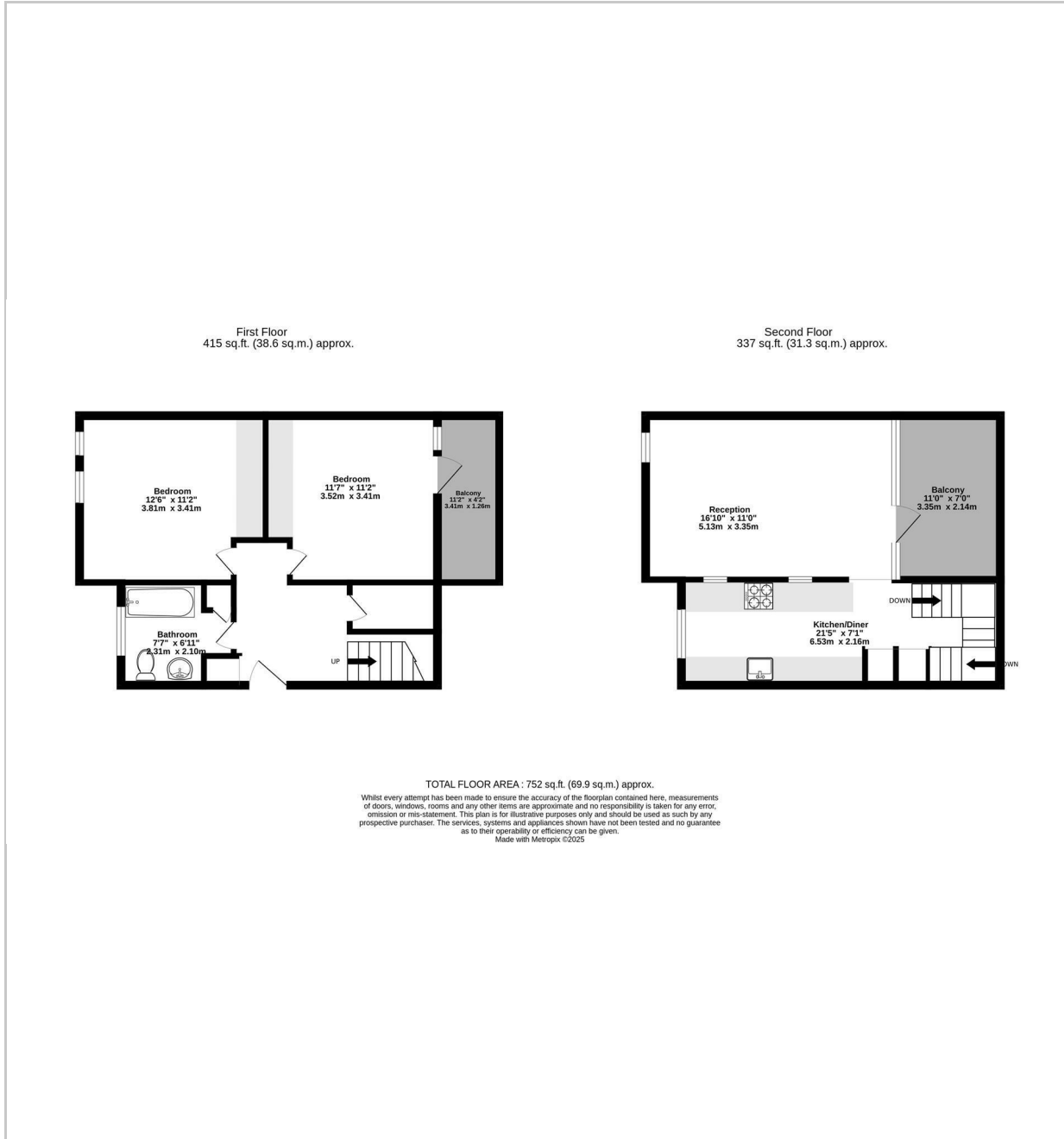
11'2" x 4'1" (3.41m x 1.26m)

Agents Notes:

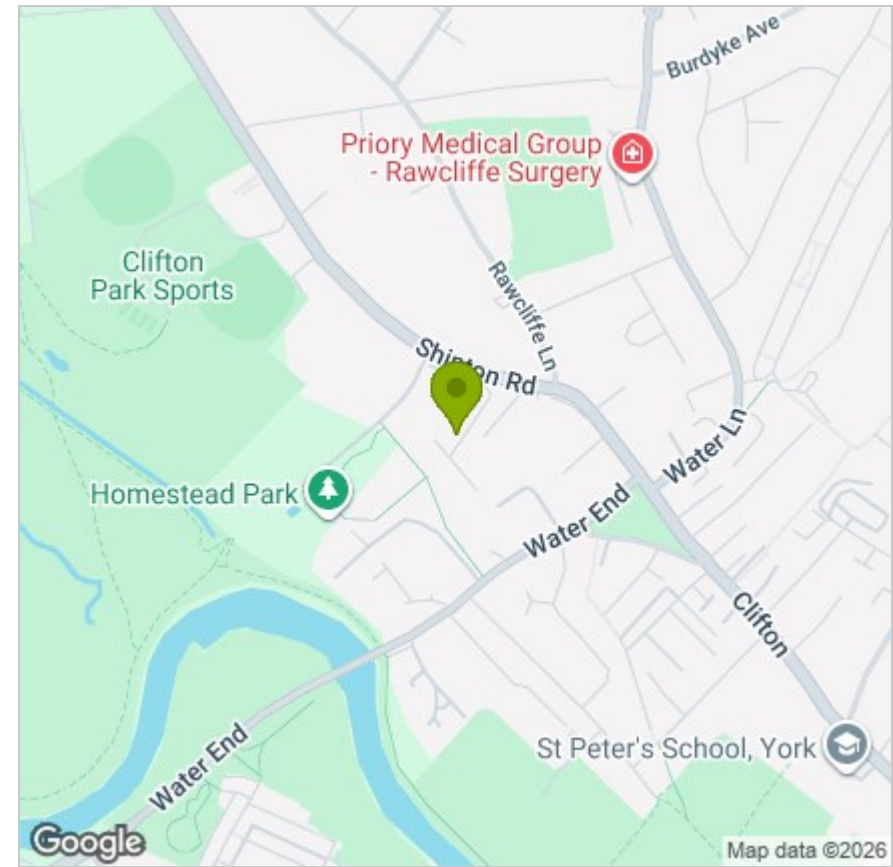
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.