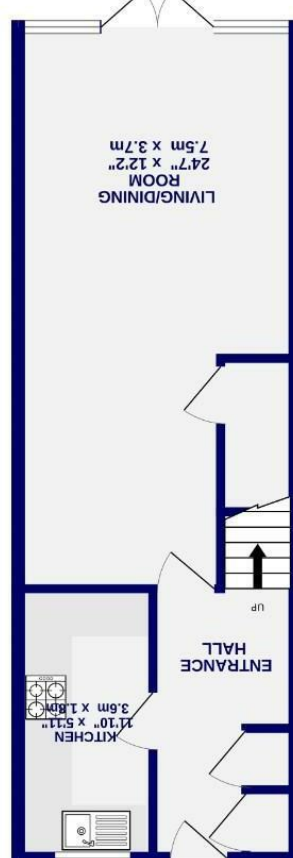
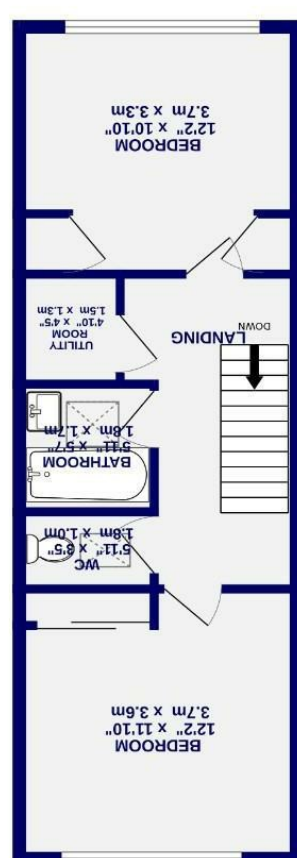


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 Rawcliffe, York YO30 6SA

- Award Winning Development
- Mid Terrace House
- Walking Distance York City Centre
- Open Green Spaces
- Next To Homestead Park
- Garage And Off Street Parking On Site
- EPC E

Leasehold - Share of Freehold  
Council Tax Band - B



TOTAL FLOOR AREA: 884 sq ft. (82.1 sq m.) approx.  
Measurements are taken to the internal face of the walls and are for guidance only. They should not be used for the purpose of determining the area of the property. The actual area may vary slightly from the above. The area of the property is not guaranteed. The area of the property is not guaranteed. The area of the property is not guaranteed.



Ouse Lea  
Rawcliffe, York  
YO30 6SA

Offers Over £280,000



A well presented mid terrace townhouse set within the attractive and leafy Ouse Lea development, positioned just off Shipton Road and within easy reach of Clifton Green and York city centre. Offering versatile open plan living, two double bedrooms and a garage, the property represents an excellent opportunity for first time buyers.

The property is approached via an attractive front courtyard with mature planting, leading into a central entrance hall with staircase to the first floor and two useful storage cupboards. To the side, the fitted kitchen offers a range of modern units with an integral oven, grill and ceramic hob with extractor over. A large window overlooks the communal gardens and allows for plenty of natural light.

To the rear, the open plan living and dining room provides a spacious and flexible living area, ideal for everyday use and entertaining. Glazed sliding doors and full height side windows open onto a private rear patio, with pleasant views across the communal grassed gardens beyond.

To the first floor are two well proportioned double bedrooms, both benefitting from fitted cupboards. The accommodation is completed by a house bathroom, separate WC and a useful first floor utility cupboard.

Externally, the property enjoys both front and rear courtyards, as well as access to the well maintained communal gardens. There is also the added benefit of an allocated single garage located in a separate block. The property is offered with a share of freehold.

Early viewing is highly recommended to appreciate the location, setting and accommodation on offer.

Leasehold  
Share of Freehold  
Length of lease- 996 years remaining  
Ground rent - £0  
Ground rent review period- Fixed  
Service Charge- £826.44 per annum

Council Tax Band- B

