



Ouse Lea  
Shipton Road, York  
YO30 6SA

Open To Offers £185,000



Offered with no onward chain, this spacious one-bedroom ground floor apartment is set within the sought-after Ouse Lea development, ideally positioned within walking distance of Homestead Park, riverside walks along the Ouse, and easy commuter access to York city centre.

The accommodation includes an entrance hallway leading into a bright and generous living room. Floor-to-ceiling windows and doors flood the space with natural light thanks to its desirable south-facing position. Adjacent is a well-proportioned kitchen offering ample storage and space for dining.

The double bedroom benefits from built-in wardrobes, and a three-piece bathroom sits across the hall, along with an additional storage cupboard for convenience.

Externally, a private patio area offers a lovely spot to enjoy the warmer months, while the property also benefits from allocated parking in the secure underground car park, as well as a separate storage cupboard.

The vendor has recently purchased a share of the freehold, offering added long-term value and ownership benefits.

An ideal home or investment in a prime location—early viewing is highly recommended.

Share of Freehold  
998 years remaining  
Ground rent : Nil  
Service charge: £1,445.28 per annum

Council Tax Band A

