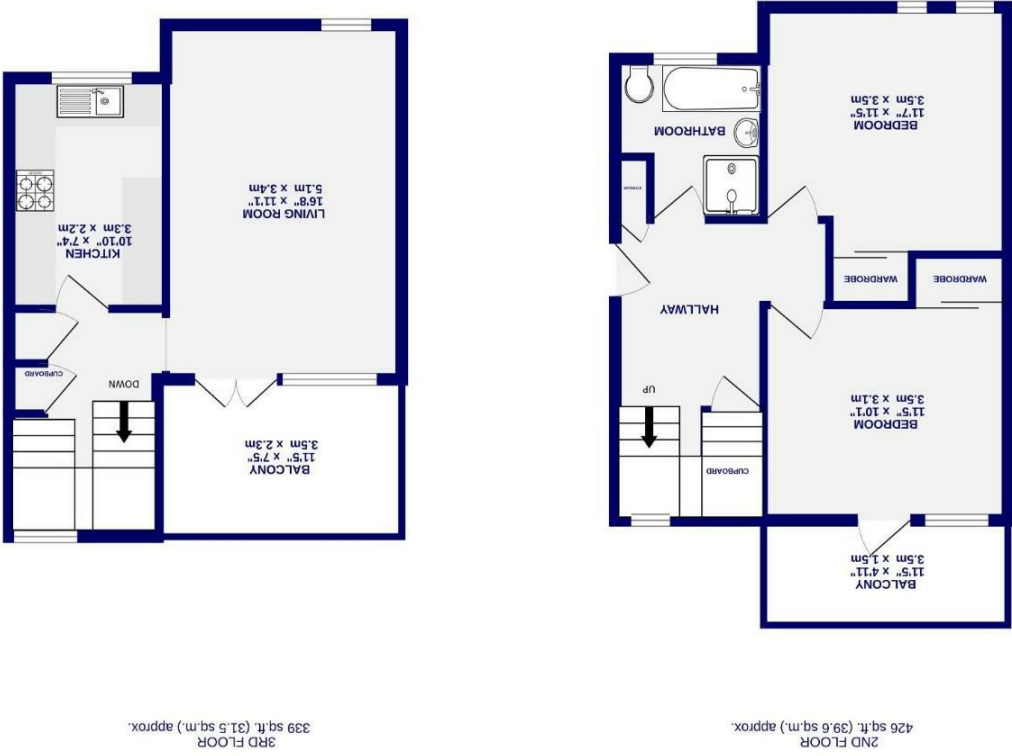


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EPC - F
- Garden Access
- Patio Doors To Second Balcony
- Open Plan Living Dining Space
- Boutique Hotel Style House Bathroom
- Modern Kitchen With Integrated Appliances
- Rear Bedroom With Private Balcony
- Views Over Stunning Communal Gardens
- Two Double Bedrooms With Wardrobes
- Turn-Key Two Bedroom Duplex Apartment

Leasehold
Council Tax Band - B

Ouse Lea
, York
YO30 6SA



TOTAL FLOOR AREA: 766 sq ft. (71.1 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are not guaranteed. It is advised that you should verify the measurements with your own surveyor. The floor area and its responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a guide to the property. The location, fixtures and appliances shown have not been tested and no guarantee as to their operability. Made with Myograph, 02026.



Ouse Lea
, York

YO30 6SA

£290,000



A superb turn-key two-bedroom duplex located within the award-winning Ouse Lea development, a highly sought-after collection of modern homes just a short walk from York City Centre, the Railway Station, Homestead Park, River Ouse, schools, and sports clubs. Offering stylish and versatile accommodation across two floors, this home is filled with natural light and provides a bright, airy living environment.

The welcoming entrance hall is flooded with daylight and offers views over the beautifully maintained communal gardens. Two double bedrooms are found on the lower floor, both with fitted wardrobes, with the rear bedroom opening onto a private balcony, an ideal spot to enjoy a morning coffee while overlooking the landscaped gardens and homestead park. A boutique hotel-style house bathroom, complete with a separate shower, completes this level.

Upstairs, the open-plan living and dining space continues the sense of light and space, with patio doors opening onto a further balcony, providing elevated views over the gardens and sky. The modern kitchen is well-appointed with a range of wall and base units, integrated appliances, and generous worktop space, with outlooks towards the front of the tree-lined development.

Externally, the property benefits from secure parking and storage, access to the communal gardens, and a residents' gate to the River Ouse footpath.

Sleek, modern, and move-in ready, this duplex offers an exceptional opportunity in a highly desirable location, combining contemporary living with a strong sense of community. Early internal viewing is strongly recommended.

Leasehold
Length of lease - 998 years remaining
Ground rent - £n/a
Ground rent review period - n/a
Service Charge- £1882.08 per year

Council Tax Band- B

