





Ouse Lea  
Shipton Road, York  
YO30 6SA

£130,000



Located within one of York's most sought-after residential developments, just off Shipton Road, this rare-to-find studio apartment offers the added benefit of a private garage. Ideally positioned within walking distance of York city centre, the railway station, Homestead Park and picturesque riverside walks, it presents an excellent opportunity for first-time buyers, investors or those looking for a city base.

Accessed via its own private entrance, the apartment opens into a bright and spacious studio room, offering ample space for both living and sleeping furniture. Windows to both the front and rear elevations allow natural light to flood through the property, creating a light and airy feel throughout.

The separate fitted kitchen is well-appointed with a range of wall and base units, providing plenty of storage and workspace, together with additional shelving. Completing the internal accommodation is a three-piece bathroom fitted with an electric shower.

Externally, residents can enjoy the well-maintained communal gardens, while the property's single garage, located beneath the apartment building, provides valuable off-street parking or additional storage.

A rare opportunity to purchase a studio apartment with a garage in such a desirable location, this property is expected to attract strong interest and early viewing is highly recommended.

Leasehold

Share of Freehold

The property is Leasehold and the lease was extended in June 2026 to 999 years.

The Ground Rent is £1 per annum and is collected as part of the service charge.

The Service Charges for the property are £71.50 per month, payable in advance on the first day of the month by standing order.



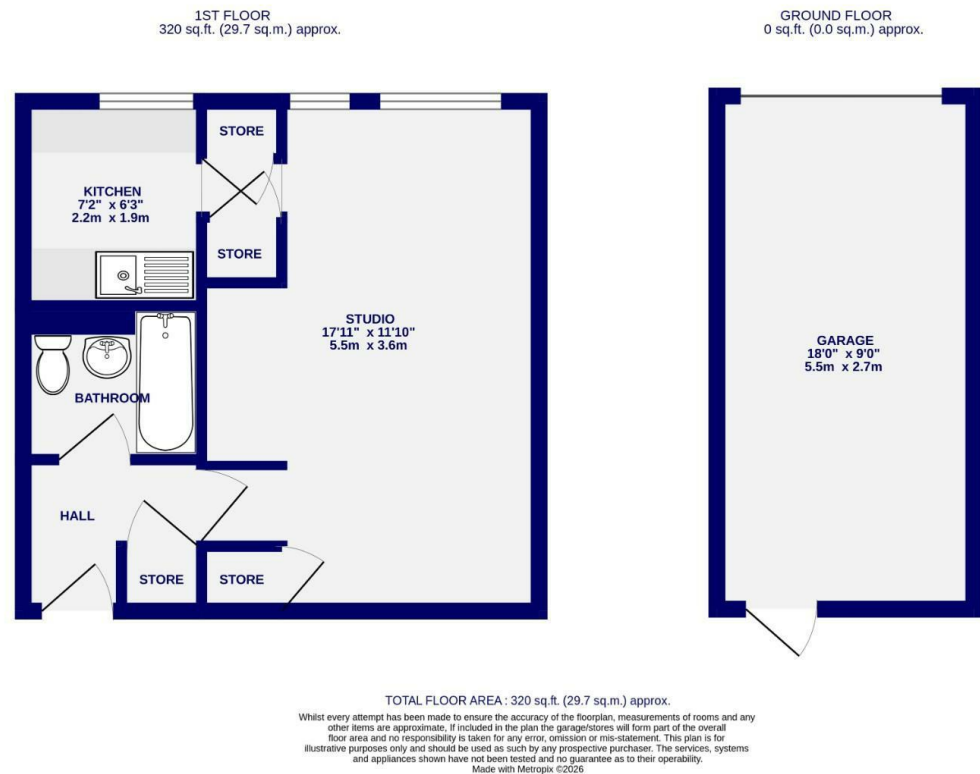




# Ouse Lea Shipton Road, York YO30 6SA

Leasehold  
Council Tax Band - A

- First Floor Apartment
- Studio
- Popular Residential Development
- Communal Gardens To Enjoy
- Garage Included
- Ideal First Home
- Expected To Be Popular
- EPC TBC



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