



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.

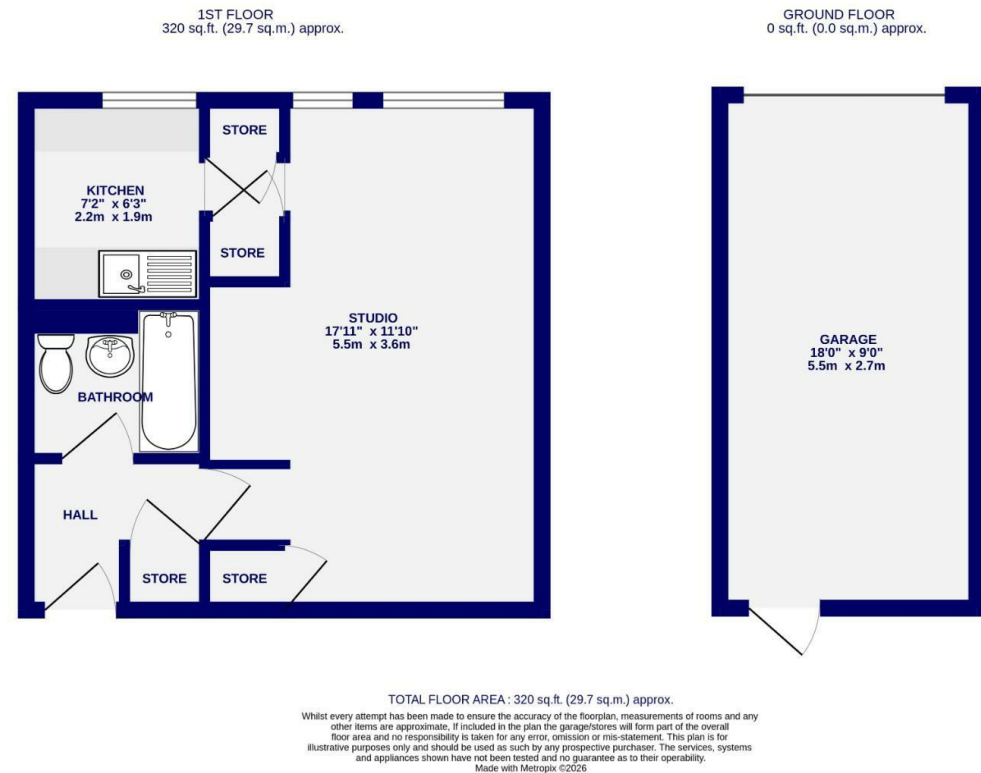




Ouse Lea Shipton Road, York YO30 6SA

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



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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.