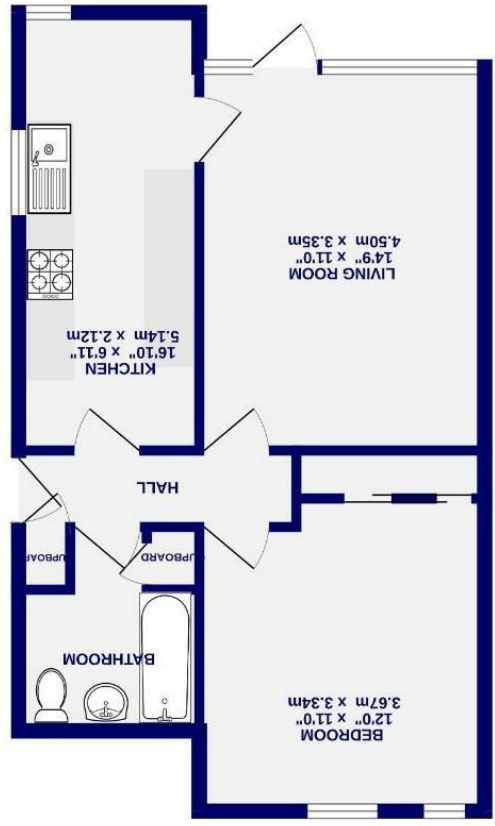




Ouse Lea Shipton Road, York YO30 6SA

Leasehold - Share of Freehold
Council Tax Band - A

- Wonderful Community
- One Bedroom Apartment
- Ground Floor
- Outdoor Space
- Allocated Parking
- Share Of Freehold
- EPC TBC



TOTAL FLOOR AREA: 507 sq ft (47.1 sq m.) approx.
We have every effort to ensure the accuracy of the information contained herein. Measurements of rooms, buildings, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should inspect the property and should be aware of the condition of the property and the surrounding area. The information is provided for information only and should not be relied upon for any other purpose. The information is provided for information only and should not be relied upon for any other purpose. The information is provided for information only and should not be relied upon for any other purpose.

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
Shipton Road, York
YO30 6SA

Offers Over £180,000



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

