

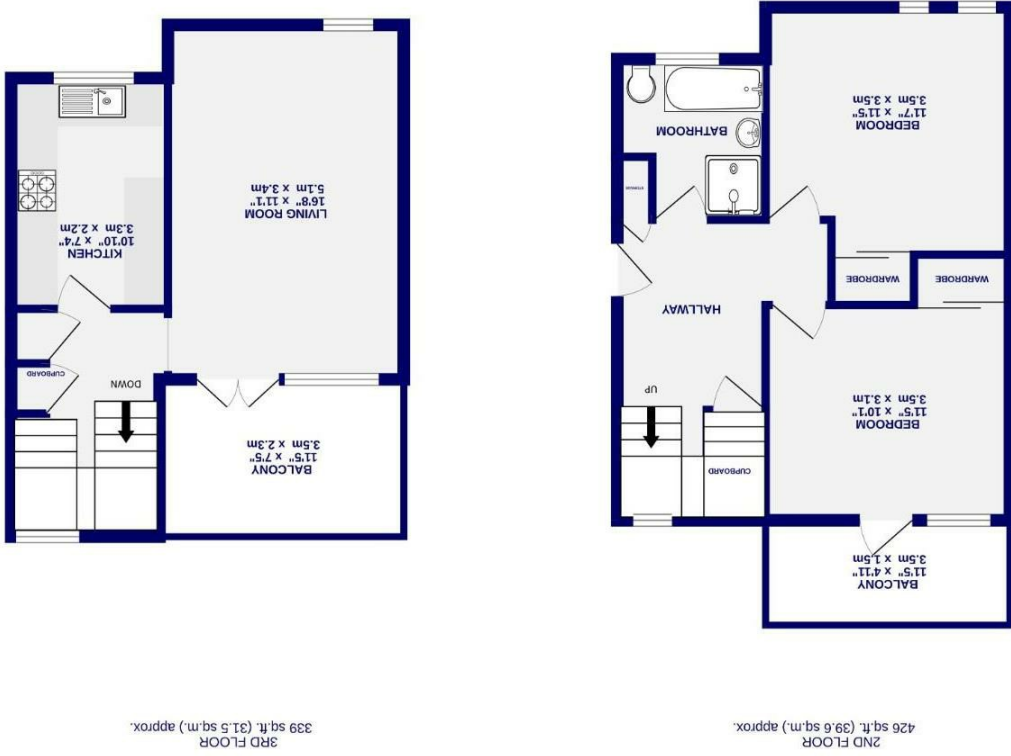
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- EPC - F
- Garden Access
- Patio Doors To Second Balcony
- Open Plan Living Dining Space
- Boutique Hotel Style House Bathroom
- Modern Kitchen With Integrated Appliances
- Rear Bedroom With Private Balcony
- Views Over Stunning Communal Gardens
-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

Council Tax Band - B

Leasehold

# Ouse Lea, York, YO30 6SA



Whilst every agent has been made to ensure the accuracy of the footprint, measurements of rooms and any other areas are not necessarily taken for any one reason, omission or mis-statement. This plan is illustrative purposes only and should be used as a guide only. It is not intended to be a statement of fact. Measurements shown have not been tested and no guarantee as to their accuracy. Made with Miroplan, 2020.



# 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

