







Ouse Lea, York, YO30 6SA

- Two Bedroom Duplex Apartment
- Attractive Communal Gardens
- Well Presented
- Two Private Balconies
- Parking
- Council Tax Band B

HUNTERS®
HERE TO GET *you* THERE

£270,000

Ouse Lea, York, YO30 6SA

DESCRIPTION

A well-presented two-bedroom duplex apartment in the popular Ouse Lea development, set within attractive and mature communal grounds close to York city centre, and benefiting from allocated parking.

The property offers spacious and flexible accommodation over two floors. The entrance level features a welcoming hallway, two well-proportioned bedrooms, and a bathroom. The second bedroom also enjoys access to a small balcony overlooking the pleasant communal surroundings.

To the upper floor is a bright and comfortable living room, enjoying a dual-aspect feel and access to a further balcony — an ideal spot to sit out and enjoy the leafy outlook. The separate kitchen is fitted with a range of wall and base units, integrated appliances and practical worktop space, creating a functional layout away from the main living area.

Externally, Ouse Lea is set within established communal gardens, with mature trees, pathways and well-maintained green spaces enhancing the appeal of the development. The apartment also benefits from an allocated parking space.

The property is likely to appeal to first-time buyers, downsizers and buyers relocating, particularly those seeking a spacious apartment in a convenient and sought-after York location close to the city centre and riverside walks.







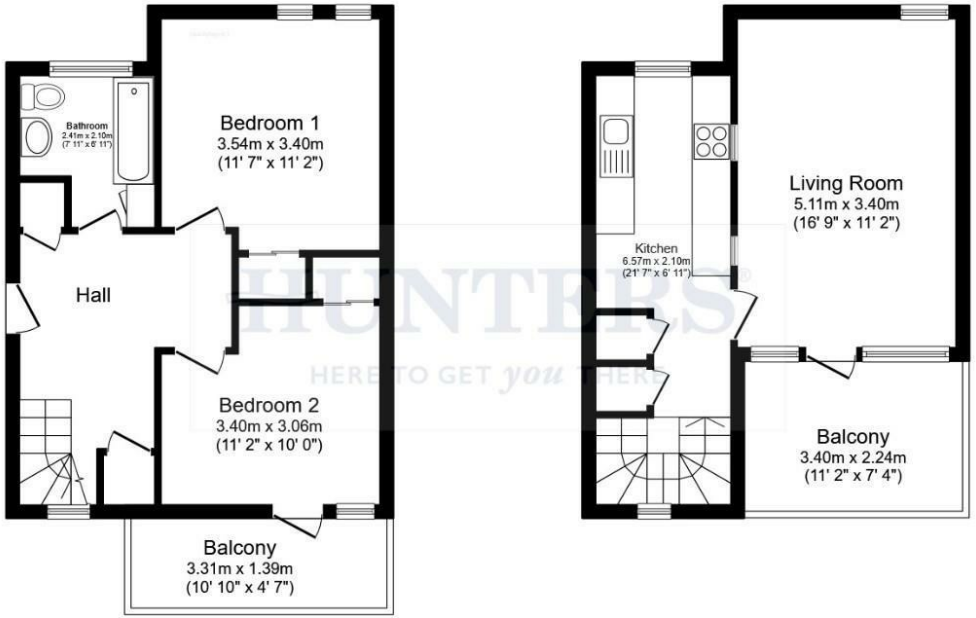









OUSE LEA



First Floor **Second Floor**

Total floor area 72.1 m² (777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

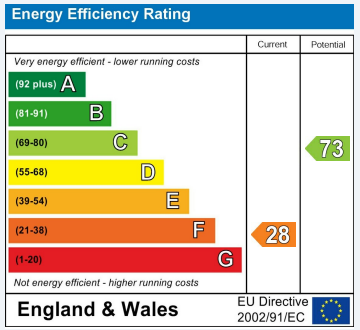
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com https://www.hunters.com