69 Ouse Lea, York YO30 6SA

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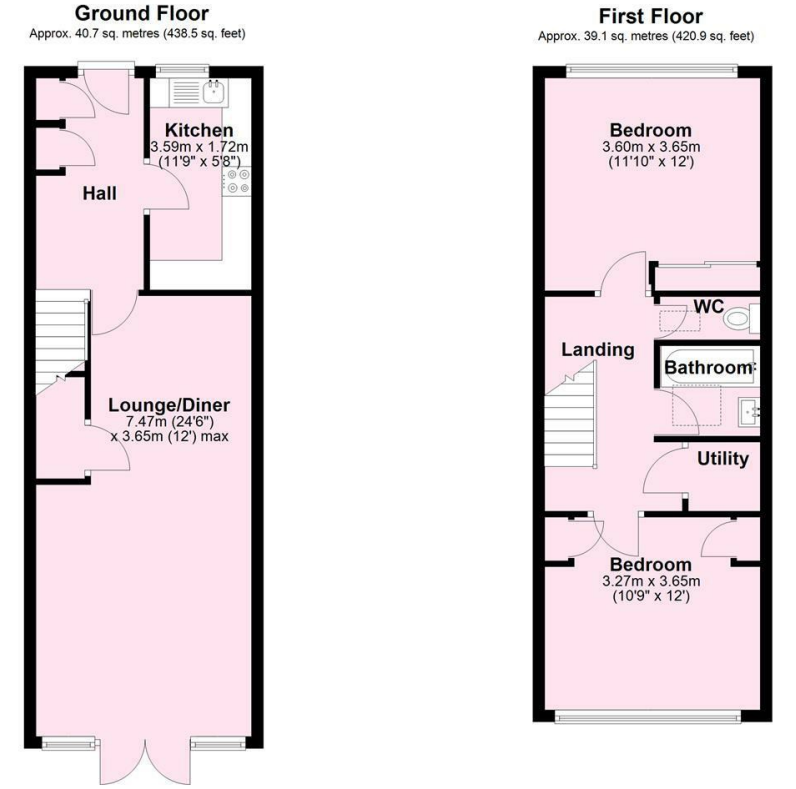
MOODY

Situated in the charming, leafy Ouse Lea development just off Shipton Road and a short distance from Clifton Green, this well-presented mid-townhouse offers versatile open-plan living on the ground floor, two double bedrooms, and a house bathroom.

- Mid-Terraced House
- Ouse Lea Development
- Fitted Kitchen
- Open Plan Living and Dining Room
- Two Double Bedrooms
- Bathroom and Separate WC
- Useful First Floor Utility Cupboard
- Attractive Front and Rear Courtyards
- Close to City Centre
- Communal Gardens

Guide Price £290,000

Tenure: Leasehold - Share of Freehold



Total area: approx. 79.8 sq. metres (859.5 sq. feet)

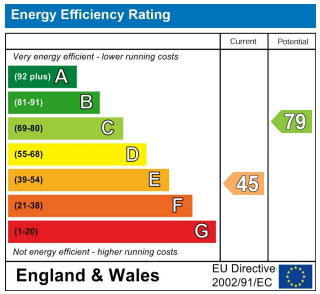
Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

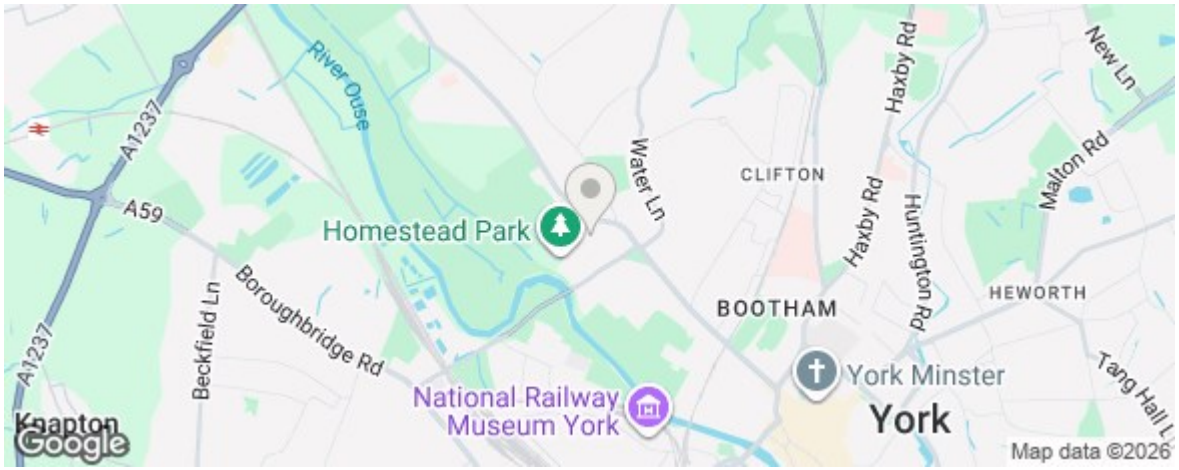
Plan produced using PlanUp.

Total area: approx. 60.2 sq. metres (647.9 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stairs and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.





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2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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