



21 Ouse Lea
York, YO30 6SA
Guide Price £260,000



A two bedroom apartment with balcony set within the award winning residential estate of Ouse Lea, a popular and sought after cluster of modernist housing located a short walk from York City Centre and the Railway Station as well as moments away from Homestead Park, River Ouse, popular schools and sports clubs. Located on the second floor on the Shipton Road side of the development, with nearby parking and benefitting from modern heating and glazing. Internally the property comprises; Entrance hallway, approx. 17' lounge/ dining room with glazed door onto a south facing balcony with views over parkland, fully fitted kitchen, two bedrooms with storage and three-piece tiled bathroom suite. To the outside is communal parking and storage, well kept gardens and resident's gate to the River Ouse footpath. An internal viewing is highly recommended.

Hallway

Entrance door, wall mounted electric heater, power points, luxury vinyl tiling. Door to

Kitchen

8'9 x 6'11 (2.67m x 2.11m)

Double glazed window to rear, fitted wall and base units with counter tops, one and a half stainless steel sink and drainer with mixer tap, built-in electric oven and hob, space and plumbing for appliances, power points, luxury vinyl tiling.

Living Room

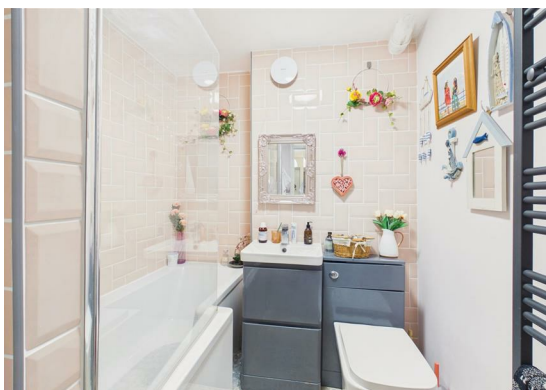
16'7 x 11'0 (5.05m x 3.35m)

Large double glazed window to rear, double glazed door to balcony, wall mounted electric heater, TV point, power points, luxury vinyl tiling.

Bedroom 1

12'5 x 11'0 (3.78m x 3.35m)

Double glazed window to front, fitted wardrobes, wall mounted electric heater, power points, luxury vinyl tiling.





Bedroom 2

9'3 x 6'10 (2.82m x 2.08m)

Double glazed window to front, fitted cupboard, wall mounted electric heater, power points, luxury vinyl tiling.

Bathroom

6'6 x 7'0 (1.98m x 2.13m)

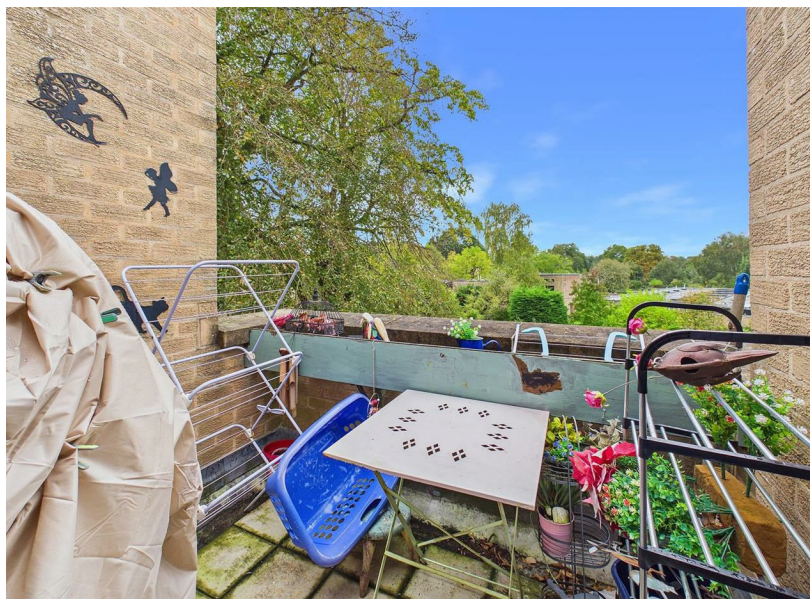
Three piece suite in white comprising P-shaped panelled bath with shower over, wash hand basin, low level WC, storage cupboard, electric towel radiator, tiled walls, extractor fan, luxury vinyl flooring.

Outside

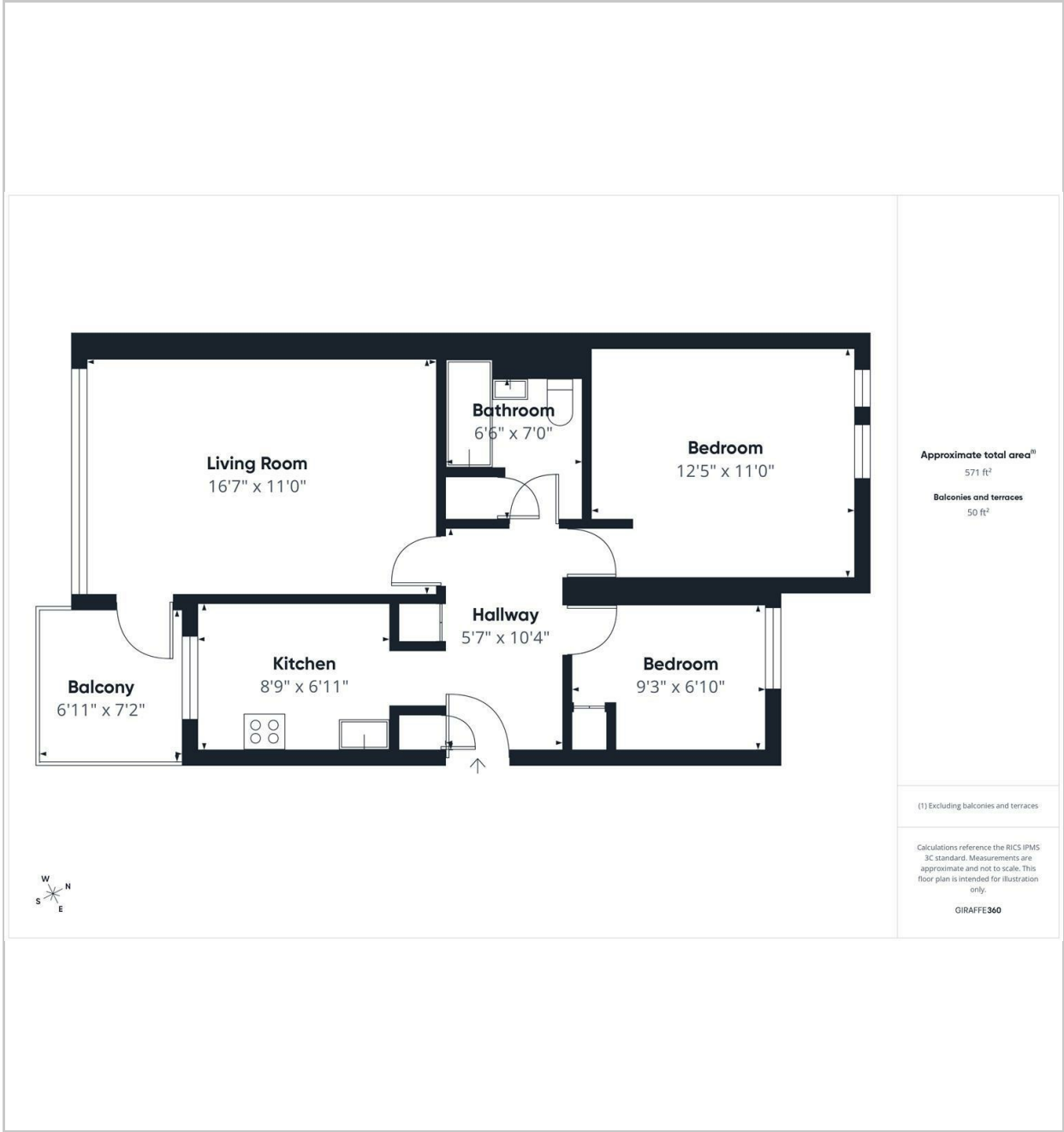
Off street parking area, communal gardens. Secure gate leading to the River Ouse path.

Agents Note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

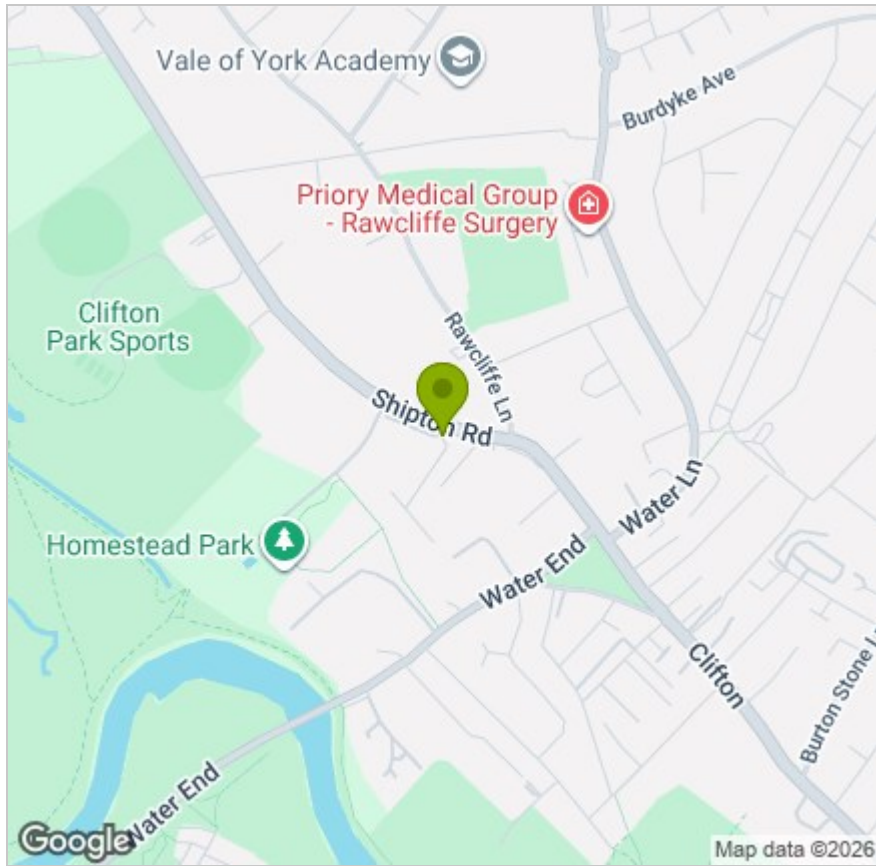


FLOOR PLAN



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LOCATION



EPC

