

Ouse Lea
Rawcliffe, York
YO30 6SA

£300,000



A well presented mid terrace townhouse set within the attractive and leafy Ouse Lea development, positioned just off Shipton Road and within easy reach of Clifton Green and York city centre. Offering versatile open plan living, two double bedrooms and a garage, the property represents an excellent opportunity for first time buyers.

The property is approached via an attractive front courtyard with mature planting, leading into a central entrance hall with staircase to the first floor and two useful storage cupboards. To the side, the fitted kitchen offers a range of modern units with an integral oven, grill and ceramic hob with extractor over. A large window overlooks the communal gardens and allows for plenty of natural light.

To the rear, the open plan living and dining room provides a spacious and flexible living area, ideal for everyday use and entertaining. Glazed sliding doors and full height side windows open onto a private rear patio, with pleasant views across the communal grassed gardens beyond.

To the first floor are two well proportioned double bedrooms, both benefitting from fitted cupboards. The accommodation is completed by a house bathroom, separate WC and a useful first floor utility cupboard.

Externally, the property enjoys both front and rear courtyards, as well as access to the well maintained communal gardens. There is also the added benefit of an allocated single garage located in a separate block. The property is offered with a share of freehold.

Early viewing is highly recommended to appreciate the location, setting and accommodation on offer.

Leasehold
Share of Freehold
Length of lease- 996 years remaining
Ground rent - £0
Ground rent review period- Fixed
Service Charge- £826.44 per annum

Council Tax Band- B

