

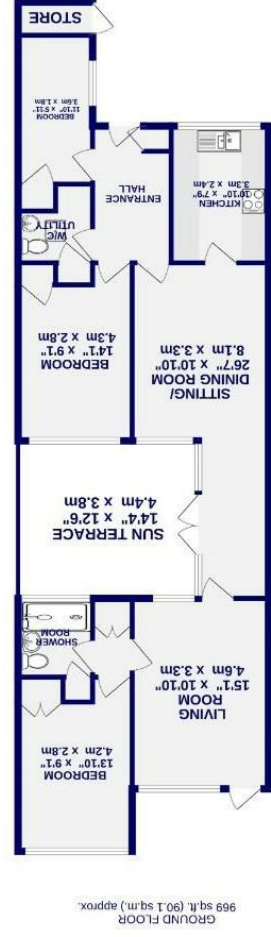
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**Ouse Lea**  
**Shipton Road, York**  
**YO30 6SA**

Leasehold - Share of Freehold  
 Council Tax Band - D

- Bungalow
- Three Bedrooms
- Two Reception Rooms
- Sought After Development
- Well Presented Throughout
- Garage Parking
- No Onward Chain
- EPC TBC

GROUND FLOOR: 969 sq. ft. (90.1 sq.m.) approx.  
 TOTAL FLOOR AREA: 969 sq. ft. (90.1 sq.m.) approx.  
 Measurements are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted.



Ouse Lea  
Shipton Road, York  
YO30 6SA

£375,000



Situated within the highly sought-after Ouse Lea development on Shipton Road, just a short walk from York city centre, York railway station, the picturesque grounds of Homestead Park and scenic riverside walks along the River Ouse, is this immaculately maintained three-bedroom bungalow offering a garage and a wonderfully private rear aspect.

Having been a much-loved home for many years, the property has been updated in parts and is presented in excellent condition throughout, allowing the next owner to move straight in and enjoy from day one. Bright and spacious accommodation begins with an entrance hall leading through to a welcoming reception area, filled with natural light and enjoying views over, and access into, the internal courtyard. From here, access is provided to the kitchen, fitted with a range of Shaker-style wall and base units offering generous storage and worktop space, alongside a selection of integrated appliances, in addition to a double bedroom.

Positioned toward the front of the property is a well-proportioned bedroom with built-in storage, in addition to a useful utility room and convenient WC. Beyond the internal courtyard lies a second reception space, enhanced by large windows and direct access onto a further courtyard and the beautifully maintained rear garden beyond. Enjoying a peaceful outlook across communal green spaces and mature trees, this room provides a particularly tranquil setting.

The principal bedroom is located to the rear of the property and is accessed via the hallway, which also leads to the updated three-piece shower room.

Externally, the property boasts well-kept gardens to both the front and rear, lovingly maintained by the current owner, together with the added benefit of a garage.

Leasehold- Share of the Freehold  
Length of lease- 997 years remaining  
Ground rent - £0  
Service Charge- £827 per annum

Council Tax Band- D

