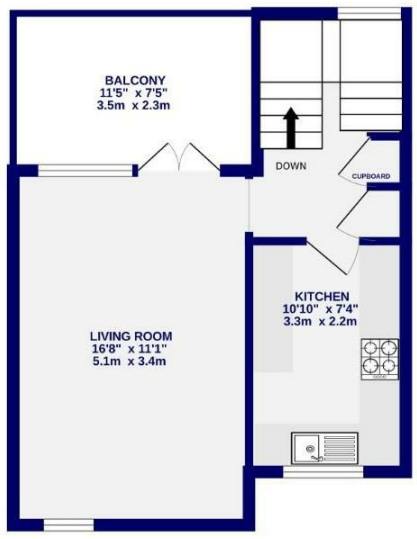
Ouse Lea
, York
YO30 6SA

Leasehold
Council Tax Band - B

- Turn-Key Two Bedroom Duplex Apartment
- Two Double Bedrooms With Wardrobes
- Views Over Stunning Communal Gardens
- Rear Bedroom With Private Balcony
- Modern Kitchen With Integrated Appliances
- Boutique Hotel Style House Bathroom
- Open Plan Living Dining Space
- Patio Doors To Second Balcony
- Garden Access
- EPC - F

2ND FLOOR
426 sq.ft. (39.6 sq.m.) approx.

3RD FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Offers Over £280,000

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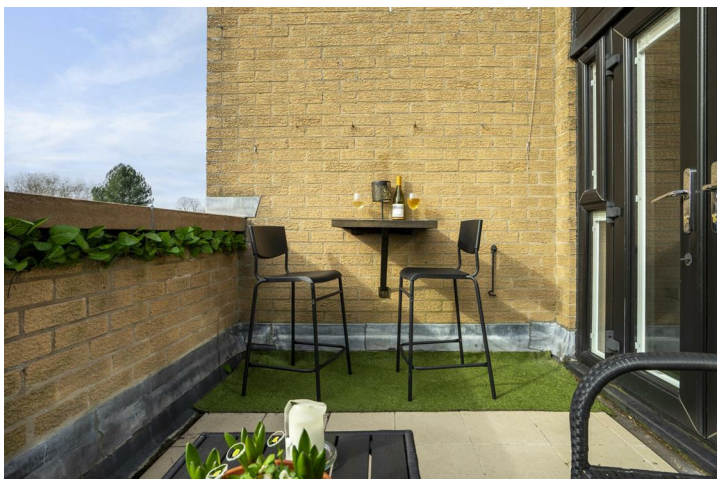
A superb turn-key two-bedroom duplex located within the award-winning Ouse Lea development, a highly sought-after collection of modern homes just a short walk from York City Centre, the Railway Station, Homestead Park, River Ouse, schools, and sports clubs. Offering stylish and versatile accommodation across two floors, this home is filled with natural light and provides a bright, airy living environment.

The welcoming entrance hall is flooded with daylight and offers views over the beautifully maintained communal gardens. Two double bedrooms are found on the lower floor, both with fitted wardrobes, with the rear bedroom opening onto a private balcony, an ideal spot to enjoy a morning coffee while overlooking the landscaped gardens and homestead park. A boutique hotel-style house bathroom, complete with a separate shower, completes this level.

Upstairs, the open-plan living and dining space continues the sense of light and space, with patio doors opening onto a further balcony, providing elevated views over the gardens and sky. The modern kitchen is well-appointed with a range of wall and base units, integrated appliances, and generous worktop space, with outlooks towards the front of the tree-lined development.

Externally, the property benefits from secure parking and storage, access to the communal gardens, and a residents' gate to the River Ouse footpath.

Sleek, modern, and move-in ready, this duplex offers an exceptional opportunity in a highly desirable location, combining contemporary living with a strong sense of community. Early internal viewing is strongly recommended.

Leasehold
Length of lease - 998 years remaining
Ground rent - £n/a
Ground rent review period - n/a
Service Charge- £1882.08 per year

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