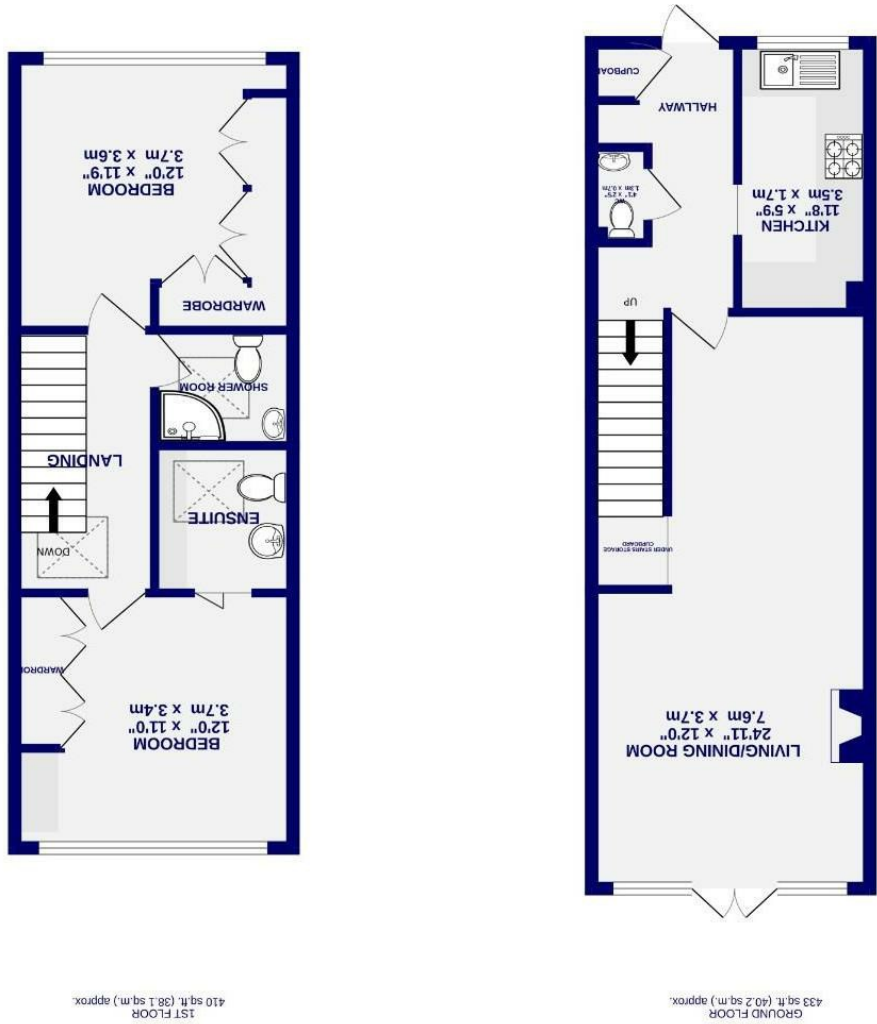


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Any areas, measurements, floor plans or distances referred to 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.

- Town House
- Two Double Bedrooms
- Recently Fitted Kitchen
- Lounge / Diner
- Ground Floor W.C.
- En-Suite & Shower Room
- Garage
- No Onward Chain
- EPC F

Leasehold  
Council Tax Band - B

# Ouse Lea Shipton Road, York YO30 6SA





Ouse Lea  
Shipton Road, York  
YO30 6SA

£315,000



Set within beautifully maintained communal gardens and enjoying stunning views across Homestead Park, this two bedroom townhouse offers a rare opportunity to live in one of York's most sought-after garden developments. Peaceful and picturesque in its setting, the property combines contemporary design with practical living space.

The accommodation opens into an entrance hallway leading to a recently fitted kitchen, thoughtfully designed with modern units and ample storage. To the rear, a spacious lounge diner provides an excellent area for both relaxing and entertaining, with French doors opening directly onto the private patio garden, allowing the outside space and park views to be fully appreciated. A ground floor W.C. completes the layout at this level.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite W.C., alongside a stylish shower room serving the second bedroom. Large, full-length windows throughout the home flood the space with natural light and enhance the connection to the surrounding greenery.

Externally, the property enjoys its own private patio garden to the rear, along with a garage and allocated parking, offering both convenience and security.

Please note that in order to preserve the character and atmosphere of this award-winning development, subletting and pets are not permitted. Early internal viewing is strongly recommended to fully appreciate the setting and lifestyle on offer.

Leasehold  
The property is Leasehold on the old 131 year lease dated from 1988. The Ground Rent is £1.00 per annum and is collected as part of the Service Charge.  
The Service Charges for the property are £68.87 per month, payable in advance on the first day of the month by standing order. The current Service Charge period ends on 30.06.2026

Once the lease has been extended (in progress) then the lease would be 999 years, ground rent would be peppercorn and service charge is still payable as above.

