



23 Ouse Lea
York, YO30 6SA

Guide Price £300,000

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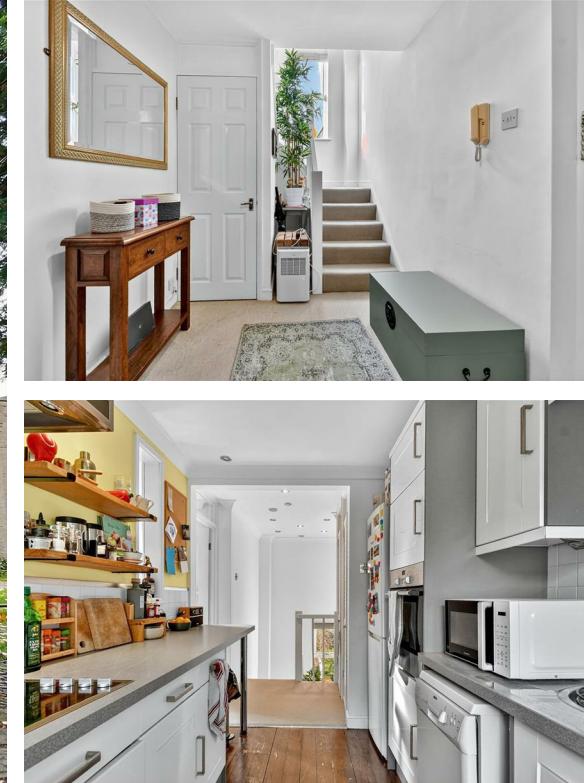
A superb two bedroom duplex within the award winning residential estate of Ouse Lea, a popular and sought after cluster of modernist housing located a short walk from York City Centre and the Railway Station as well as moments away from Homestead Park, River Ouse, schools and sport clubs.

This impressive property, offers versatile and bright accommodation located in a favourable position and ready to view.

Benefiting from modern heating and glazing, it comprises; Entrance hallway, approx. 17' lounge/ dining room with full height glazing onto a south facing balcony with views over the park, long breakfast kitchen, two double bedrooms, (one with balcony, both with fitted wardrobes) and three piece bathroom suite.

To the outside is secure parking and storage, communal gardens and resident's gate to the River Ouse footpath.

An internal viewing is highly recommended.



Entrance Hallway

Storage cupboards, wall mounted intercom

Reception

16'9" x 10'11" (5.13m x 3.35m)

Balcony access

Balcony

10'11" x 7'0" (3.35m x 2.14m)

Kitchen/Diner

21'5" x 7'1" (6.53m x 2.16m)

Wall & base unit storage, space for appliances & storage cupboards

Bedroom 1

11'6" x 11'2" (3.52m x 3.41m)

Fitted wardrobe storage, balcony

Bedroom 2

12'5" x 11'2" (3.81m x 3.41m)

Fitted wardrobe storage



**Bathroom**

7'6" x 6'10" (2.31m x 2.10m)
Three piece bathroom suite & storage cupboard

Balcony

11'2" x 4'1" (3.41m x 1.26m)

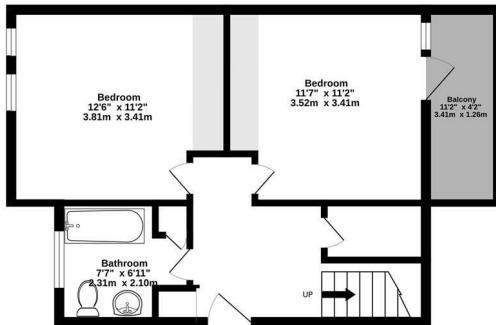
Agents Notes:

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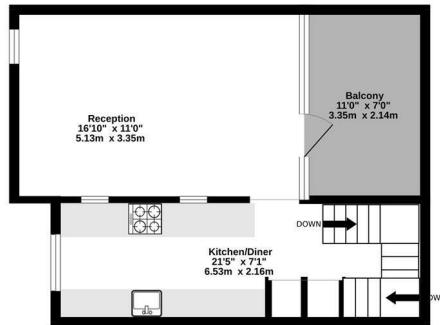


FLOOR PLAN

First Floor
415 sq.ft. (38.6 sq.m.) approx.



Second Floor
337 sq.ft. (31.3 sq.m.) approx.

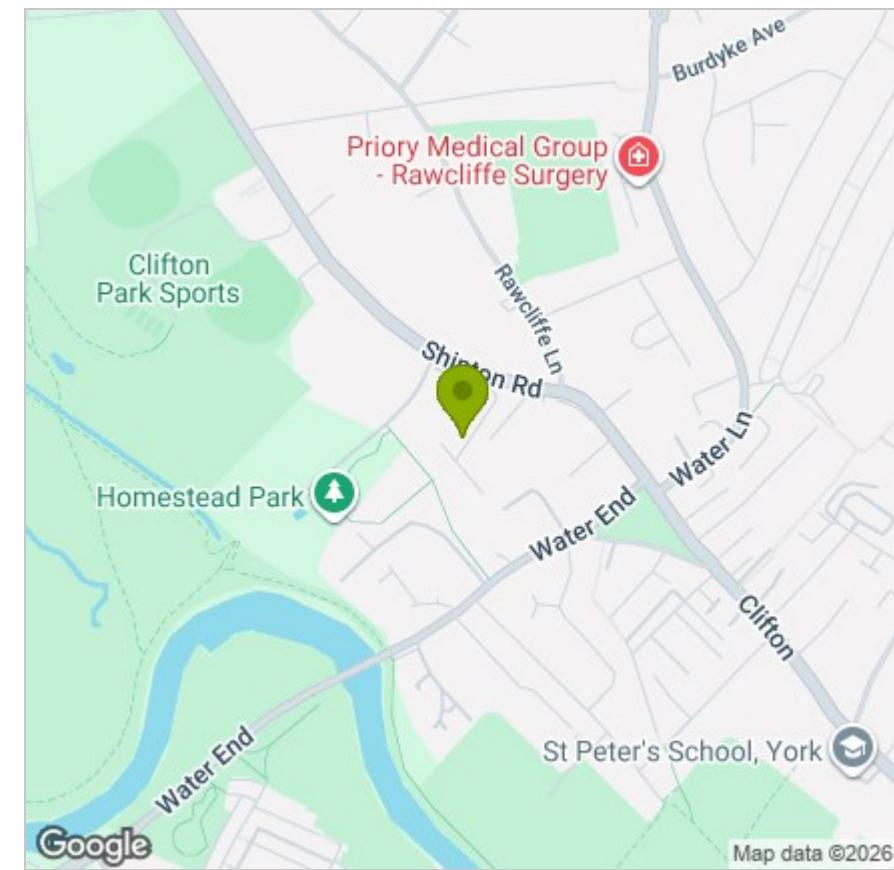


TOTAL FLOOR AREA : 752 sq.ft. (69.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate 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 or efficiency can be given.

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LOCATION



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	28
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC

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