















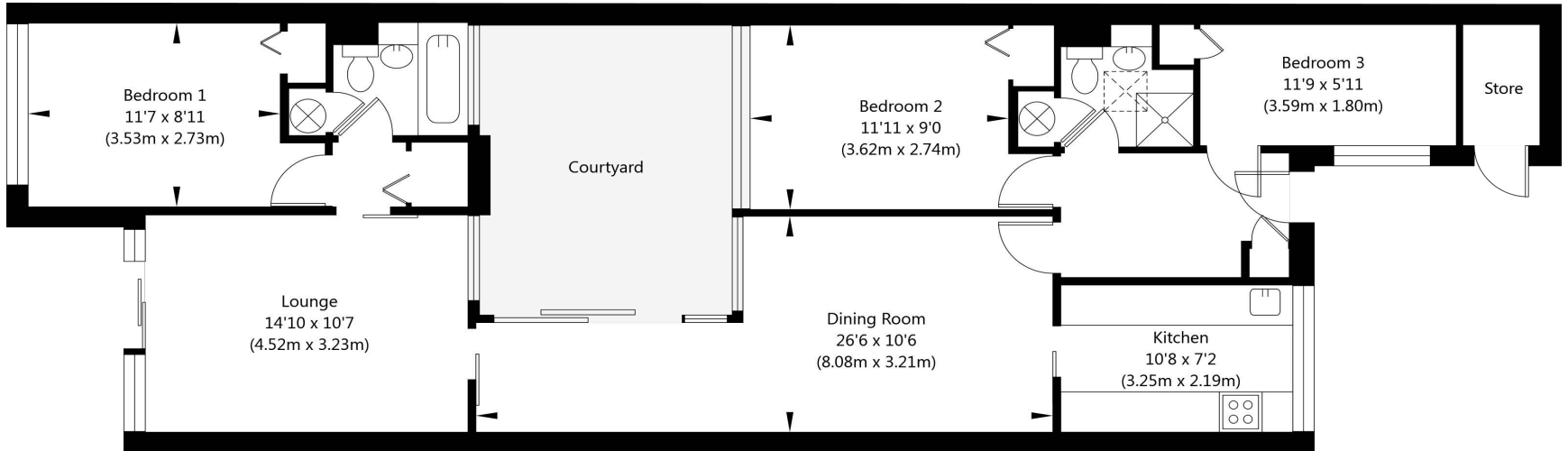




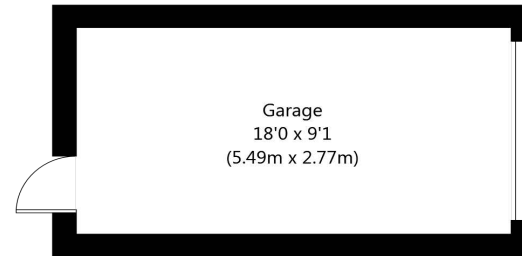
NO
PARKING
DO NOT
OBSTRUCT
THESE
GARAGES
AT ANY
TIME

47





Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 954 SQ FT / 88.61 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 954 SQ FT / 88.61 SQ M - (Excluding Garage, Courtyard and Store)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2021



01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk

**LANCASTER
SAMMS**

Offered with the convenience of no forward chain, this lovely bungalow is situated within the award-winning garden development of Ouse Lea, built in consultation with the Joseph Rowntree Memorial Trust and offers spacious accommodation.

An entrance hallway provides access to all rooms. The living accommodation includes a lounge with patio doors onto the rear garden, dining room with views of the courtyard and the kitchen with matching wall and base cupboard and space for appliances.

All three bedrooms and two bathrooms are located on the right-hand side of the bungalow. There is an en-suite to the master bedroom and a family bathroom serving the other two. There is also an inner courtyard between bedrooms one and two, ideal for the courtyard gardener.

Externally to the front elevation is a small garden and useful storage cupboard. To the rear a lawned garden with direct access into the impressive communal gardens. The property also benefits from a separate single garage which provides parking.

LOCATION

Located just over a mile from the city centre on Shipton Road, the local area has many excellent amenities including York Sports Club, The Dormouse Pub & Restaurant, a local post office, convenience store and coffee shop. There is also an excellent bus service that operates into the city and back every ten minutes.

DIRECTIONS

Leaving York city centre on Bootham, continue through the traffic lights at Clifton Green. At the second set of lights, continue straight onto Shipton Road, where Ouse Lea is located on your left-hand side.

COUNCIL TAX

City of York Council Tax Band D - £1797.56 for 2021/2022

LEASE INFORMATION

To follow