



Ambrose Street, York, YO10 4DR

- No onward chain
- Two double bedrooms
- Enclosed rear courtyard
- Council Tax Band B
- Recently renovated throughout
- Modern fitted kitchen
- Sun Room/ Store

£325,000



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DESCRIPTION

Offered to the market with no onward chain, this recently renovated two-bedroom mid-terrace property presents an excellent opportunity for first-time buyers, investors or those seeking a home ready to personalise.

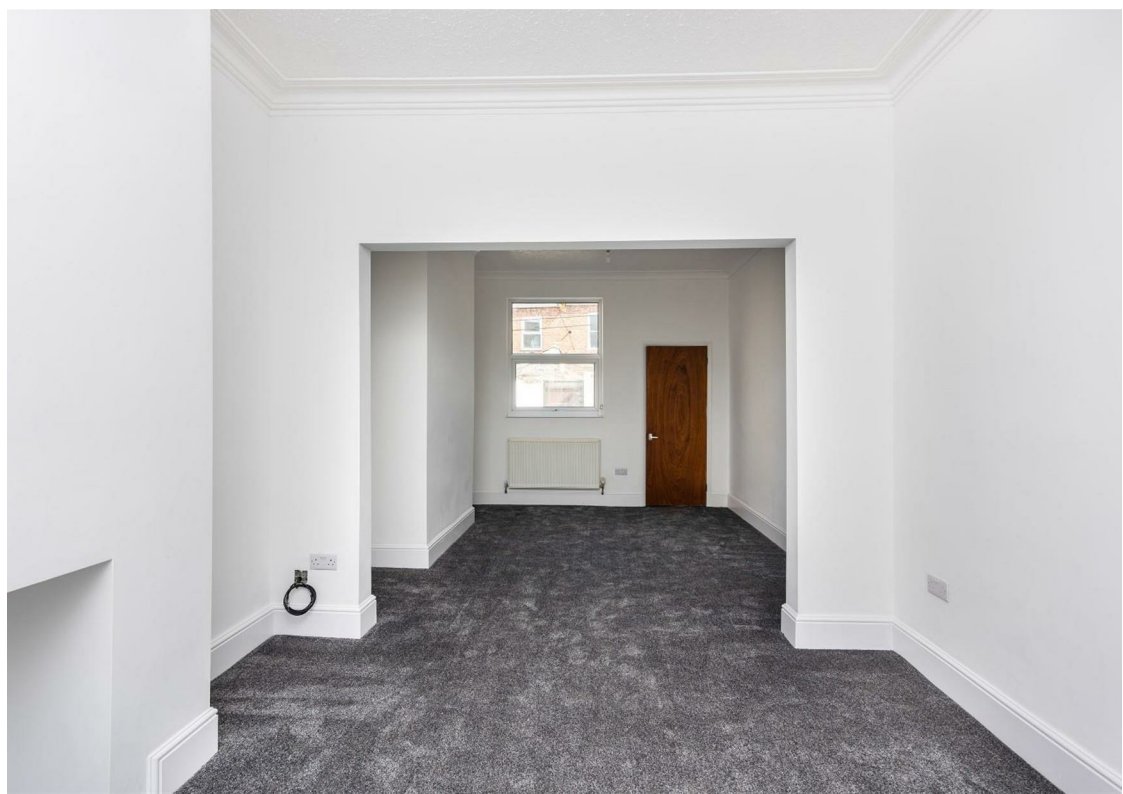
The ground floor comprises an entrance hall leading into a comfortable living room, a separate dining room ideal for entertaining, a modern fitted kitchen, and a bright Sunroom overlooking the rear Courtyard, providing additional living space.

To the first floor are two well-proportioned double bedrooms and a contemporary family bathroom.

Externally, the property benefits from an enclosed rear Courtyard, offering a private outdoor space.

Situated in the highly sought-after Fulford area of York, Ambrose Street enjoys excellent access to York city centre, the University of York, York Racecourse, local amenities, well-regarded schools and a range of transport links, making it an ideal location for commuters and families alike.







Total floor area 99.4 m² (1,070 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

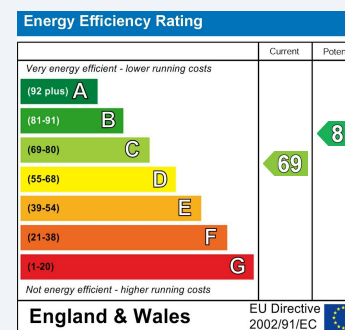
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.